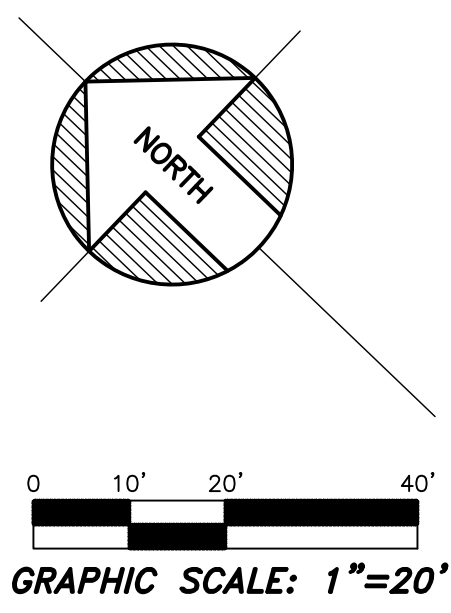
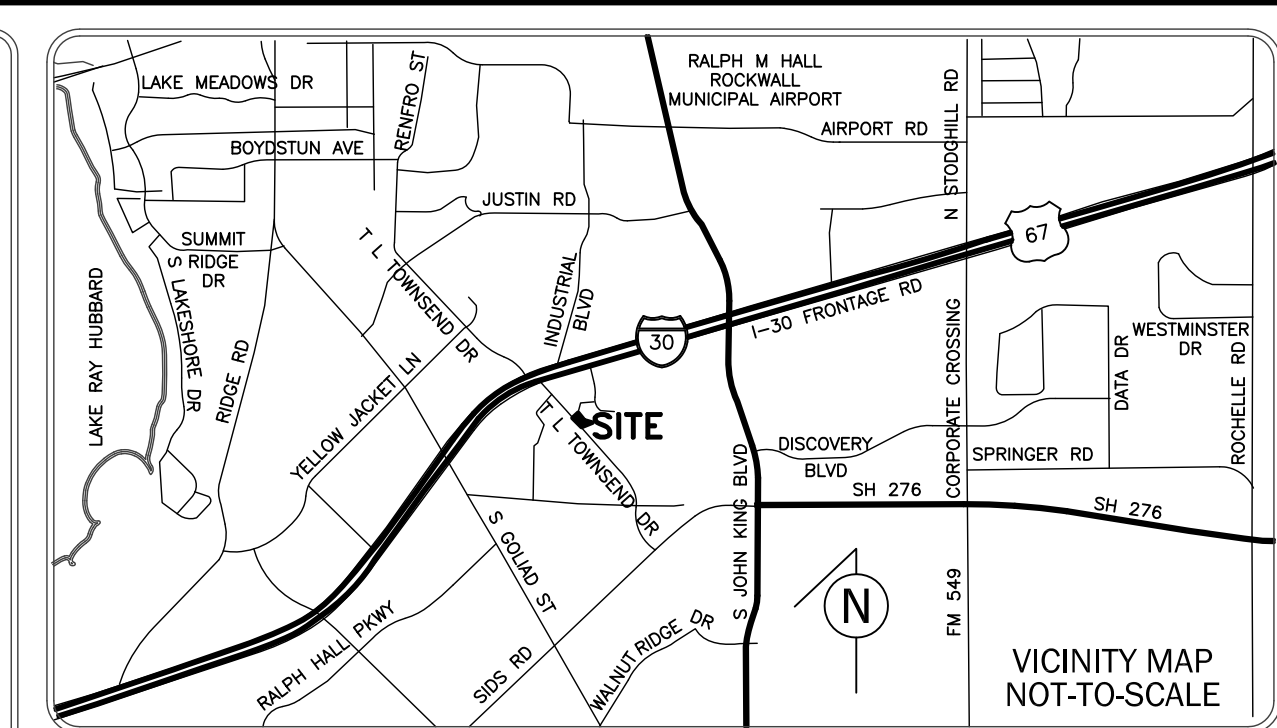


- LEGEND**
- FH FIRE HYDRANT
  - X CHISELED "X" SET
  - X FOUND CHISELED "X" FOUND
  - IRON IRON ROD SET (SIZE AS NOTED)
  - IRON IRON ROD SET (SIZE AS NOTED)
  - OHS OVERHEAD UTILITY POLE W/ GUY
  - SSMH SANITARY SEWER MANHOLE
  - SSMH STORM SEWER MANHOLE
  - WM WATER MANHOLE
  - CD SAN. SWR. CLEAN OUT
  - GVS GAS VALVE
  - WV WATER VALVE
  - WM WATER METER
  - B BOLLARD
  - S SIGNAL POLE
  - SB SIGNAL BOX
  - EB ELECTRIC BOX
  - EV ELECTRIC VAULT
  - SS STREET SIGN
  - CM CABLE MARKER
  - CB CABLE BOX
  - S SIGN
  - AS AUTO SPRINKLER
  - TPAD TRANSFORMER PAD
  - L LIGHT POLE
  - T TITLE NOTE REFERENCE
  - P PARKING COUNT
  - T TREE



**PARKING TABULATION**

REGULAR PARKING	= 45
HANDICAP PARKING	= 4
<b>TOTAL PARKING</b>	<b>= 49</b>



**SURVEY PLAT**

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED;

THIS IS TO CERTIFY, THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS FOLLOWS:

**BEING LOT 9, BLOCK A OF LOT 9, BLOCK A BODIN INDUSTRIAL TRACT, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2021, SLIDE 231, PLAT RECORDS, ROCKWALL COUNTY, TEXAS**

**TITLE NOTES**

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GF# 1002-362926-RTT) EFFECTIVE DATE OF JUNE 15, 2022 AND ISSUED DATE OF JUNE 24, 2022, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

**10(e).** MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EAST TRINITY OIL AND GAS COMPANY, DESCRIBED IN INSTRUMENT FILED 06/02/1921, RECORDED IN VOLUME 19, PAGE 186, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

**10(f).** MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO ROCKWALL UNDERWRITERS OIL AND GAS CO., DESCRIBED IN INSTRUMENT FILED 12/07/1921, RECORDED IN VOLUME 22, PAGE 130, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

**10(g).** MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO J.O. WALLACE, TRUSTEE, DESCRIBED IN INSTRUMENT FILED 09/24/1935, RECORDED IN VOLUME 31, PAGE 401, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

**10(h).** THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN CABINET 2021, SLIDE 231, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS: 20' DRAINAGE EASEMENTS DETENTION & DRAINAGE EASEMENT 20' WATER EASEMENT 25' BUILDING LINE 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT 10' UTILITY EASEMENT (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)

**SURVEYOR NOTES**

1. CONCRETE PAVING ENCROACHMENT/PROTRUSION/CONFLICT OBSERVED AT THE NORTHWEST PROPERTY LINE, AS SHOWN ON SURVEY.

**CERTIFICATION**

TO: INWOOD NATIONAL BANK; SARCO PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY; REPUBLIC TITLE OF TEXAS, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY (GF# 1002-362926-RTT);

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)1, 8, 9, 11 (VISIBLE UTILITIES ONLY), 13, 18 & 19 OF TABLE A THEREOF.

**PRELIMINARY / FOR REVIEW**

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

**FLOOD NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**ALTA/NSPS LAND TITLE SURVEY**

**LOT 9 - BLOCK A**

**BODIN INDUSTRIAL TRACT**

**SARO PARTNERS, LLC.**

**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

BLUE SKY SURVEYING & MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600

DATE: SEPTEMBER 21, 2023  
SCALE: 1"=20'  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 101057700

G.W. WHITFIELD SURVEY - ABSTRACT NO. 1594  
J. CADLE SURVEY - ABSTRACT NO. 65

**T L TOWNSEND DRIVE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 39X - BLOCK A CONSERVATION, DRAINAGE, AND OPEN SPACE EASEMENT

LOT 39 - BLOCK A TOWNSEND VILLAGE BOOK "H", PG. 359 P.R.R.C.T.

**TOWNBRIDGE CIR**  
(60' RIGHT-OF-WAY)

LOT 1 - BLOCK A TOWNSEND VILLAGE BOOK "H", PG. 359 P.R.R.C.T.

LOT 29 - BLOCK A TOWNSEND VILLAGE BOOK "H", PG. 359 P.R.R.C.T.

PT. LOT 1 BODIN INDUSTRIAL TRACT SLIDE "A", PG. 347 P.R.R.C.T.

GROUP 1 REALTY, INC. VOL. 2021, PG. 18548 D.R.R.C.T.

LOT 5 - BLOCK A BODIN INDUSTRIAL TRACT INST#20170000001891 O.P.R.R.C.T.

BODIN CONCRETE, LP. VOL. 2904, PG. 27 D.R.R.C.T.

LOT 1G BODIN INDUSTRIAL TRACT SLIDE "A", PG. 347 P.R.R.C.T.

OWENS REAL ESTATE INVESTMENTS, LLC. VOL. 5927, PG. 206 D.R.R.C.T.

PT. LOTS 1 & 2 BODIN INDUSTRIAL TRACT SLIDE "A", PG. 347 P.R.R.C.T.

REDI MIX, LLC. VOL. 7324, PG. 189 D.R.R.C.T.

**2.2102 AC.**  
LOT 9 - BLOCK A BODIN INDUSTRIAL ADDITION INST#20210000000231 O.P.R.R.C.T.

SARO PARTNERS, LLC. INST#2018000004501 O.P.R.R.C.T.