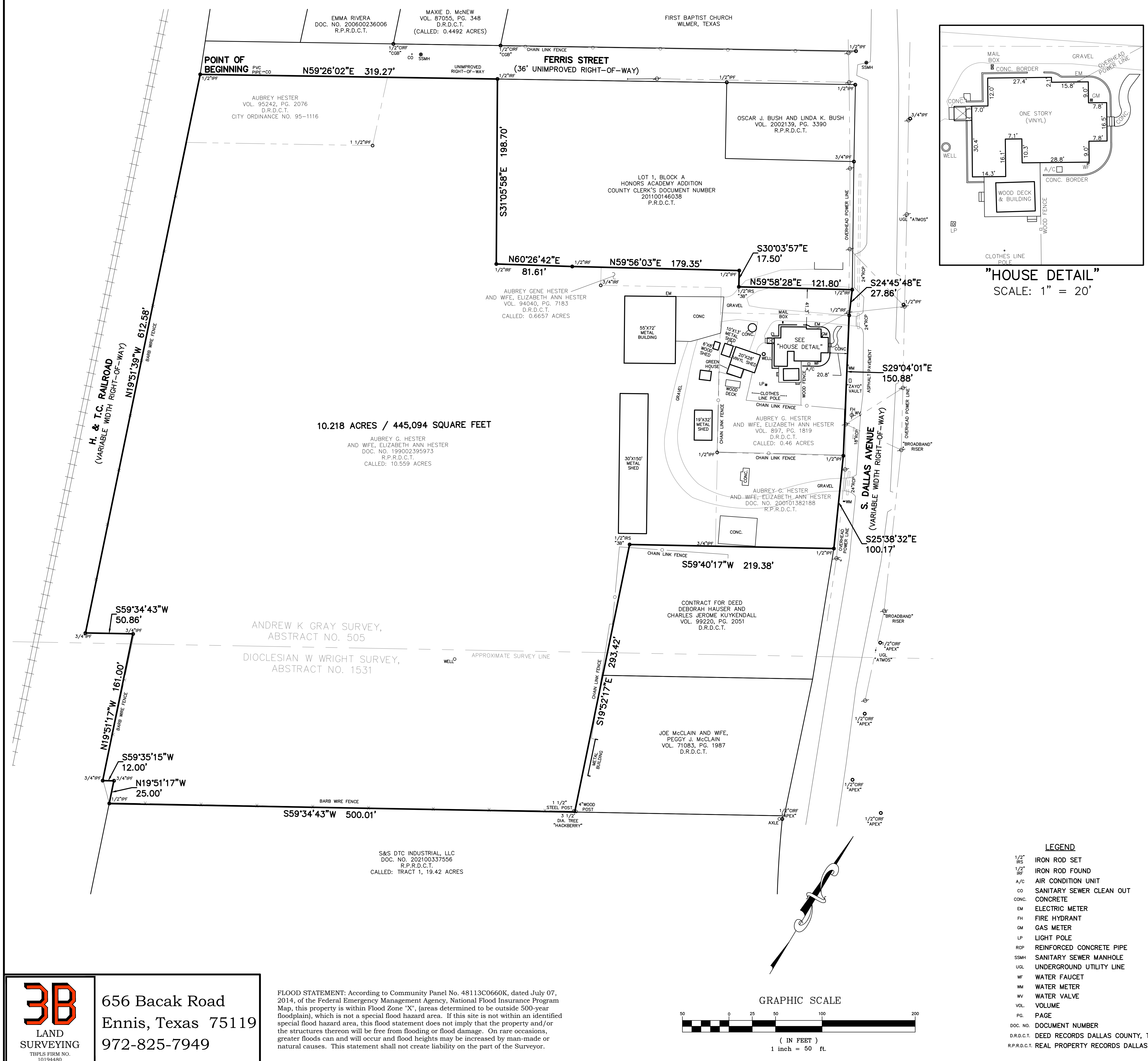


Plotted by: EdwardBacak Plot Date: 4/8/2022 7:39 AM
Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\JAN017\10.218 ac Boundary Survey.dwg Saved By: EdwardBacak Save Time: 4/6/2022 10:53 AM



LEGAL DESCRIPTION

BEING all that parcel of land located in the City of Wilmer, Dallas County, Texas and being a part of the Andrew K Gray Survey, Abstract No. 505 and a part of the Dioclesian W Wright Survey, Abstract No. 1531, being all of that called 0.46 acre tract of land described in deed to Aubrey G. Hester and wife, Elizabeth Ann Hester recorded in Volume 897, Page 1819, Deed Records Dallas County, Texas, being a part of that called 0.6657 acre tract of land described in deed to Aubrey Gene Hester and wife, Elizabeth Ann Hester recorded in Volume 94040, Page 7183, Deed Records Dallas County, Texas, being a part of that called 10.559 acre tract of land described in deed to Aubrey G. Hester and wife, Elizabeth Ann Hester recorded in County Clerk's Document No. 199002395973, Real Property Records Dallas County, Texas, being all of that tract of land described in City of Wilmer Ordinance No. 95-1116 recorded in Volume 95242, Page 2076, Deed Records Dallas County, Texas and being all of that tract of land described in deed to Aubrey G. Hester and wife, Elizabeth Ann Hester recorded in County Clerk's Document No. 200101382188, Real Property Records Dallas County, Texas and being further described as follows:

BEGINNING at a one-half inch iron pipe found at the west corner of that tract of land described in said City of Wilmer Ordinance No. 95-1116, said point being in the northeast right-of-way line of the H. & T.C. Railroad (a variable width right-of-way) and being in the southeast right-of-way line of Ferris Street (36' unimproved right-of-way);

THENCE North 59 degrees 26 minutes 02 seconds East, 319.27 feet along the southeast right-of-way line of Ferris Street to a one-half inch iron rod found in the northwesterly line of said 10.559 acre tract of land and said point being at the west corner of Lot 1, Block A, Honors Academy Addition, an addition to the City of Wilmer, recorded in County Clerks' Document No. 201100146038, Plat Records Dallas County, Texas;

THENCE South 31 degrees 05 minutes 58 seconds East, 198.70 feet to a one-half inch iron rod found at the south corner of said Lot 1, Block A;

THENCE along the southeast line of said Lot 1, Block A as follows:
 North 60 degrees 26 minutes 42 seconds East, 81.61 feet to a one-half inch iron rod found for corner;
 North 59 degrees 56 minutes 03 seconds East, 179.35 feet to a one-half inch iron pipe found for corner;
 South 30 degrees 03 minutes 57 seconds East, 17.50 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

THENCE North 59 degrees 58 minutes 28 seconds East, 121.80 feet to a one-half inch iron rod found at the east corner of said Lot 1, Block A and said point being in the southwest right-of-way line of S. Dallas Avenue (a variable width right-of-way);

THENCE along the southwest right-of-way line of S. Dallas Avenue as follows:
 South 24 degrees 45 minutes 48 seconds East, 27.86 feet to a one-half inch iron rod found at the north corner of said 0.46 acre tract of land;

South 29 degrees 04 minutes 01 seconds East, 150.88 feet to a one-half inch iron pipe found at the east corner of said 0.46 acre tract of land;
 South 25 degrees 38 minutes 32 seconds East, 100.17 feet to a one-half inch iron pipe found at the north corner of that tract of land described in a contract for deed between Deborah Hauser and Charles Jerome Kuykendall recorded in Volume 99220, Page 2051, Deed Records Dallas County, Texas;

THENCE South 59 degrees 40 minutes 17 seconds West, 219.38 feet to a one-half inch iron rod with cap stamped "3B" set in the southeast line of said 10.559 acre tract of land and said point being at the west corner of said Hauser tract of land;

THENCE South 19 degrees 52 minutes 17 seconds East, 293.42 feet along the southeast line of said 10.559 acre tract of land to a point found in a three and one-half foot diameter Hackberry tree at the south corner of that tract of land described in deed to Joe McClain and wife, Peggy J. McClain recorded in Volume 71083, Page 1987, Deed Records Dallas County, Texas;

THENCE South 59 degrees 34 minutes 43 seconds West, 500.01 feet to a one-half inch iron pipe found at the south corner of said 10.559 acre tract of land and being in the northeast right-of-way line of said H. & T.C. Railroad;

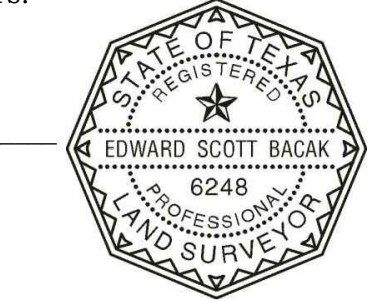
THENCE along the southwest line of said 10.559 acre tract of land and along the northeast right-of-way line of said H. & T.C. Railroad as follows:
 North 19 degrees 51 minutes 17 seconds West, 25.00 feet to a three-quarter inch iron pipe found for corner;
 South 59 degrees 35 minutes 15 second West, 12.00 feet to a three-quarter inch iron pipe found for corner;
 North 19 degrees 51 minutes 17 seconds West, 161.00 feet to a three-quarter inch iron pipe found for corner;
 South 59 degrees 34 minutes 43 seconds West, 50.86 feet to a three-quarter inch iron pipe found for corner;
 North 19 degrees 51 minutes 39 seconds West, 612.58 feet to the POINT OF BEGINNING and containing 445,094 square feet or 10.218 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

Surveyor's Certification:

I hereby certify that this plat and description, as shown hereon, is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my direct supervision during the month of March, 2022. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, Boundary Survey and meets the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

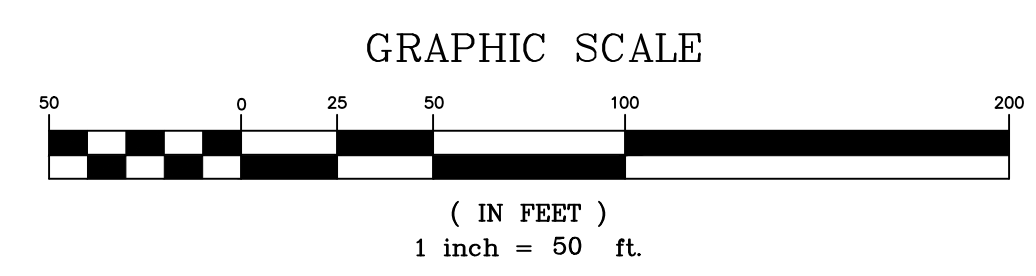
ESSBacak
 Edward Scott Bacak, R.P.L.S. No. 6248



SURVEY NOTES:

- All corners are a one-half inch iron rod set with cap stamped "3B", unless otherwise noted hereon.
- Survey was performed without benefit of a title commitment, all easements may not be shown hereon.

- LEGEND**
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - A/C AIR CONDITION UNIT
 - CO SANITARY SEWER CLEAN OUT
 - CONC CONCRETE
 - EM ELECTRIC METER
 - FH FIRE HYDRANT
 - GM GAS METER
 - LP LIGHT POLE
 - RPC REINFORCED CONCRETE PIPE
 - SSMH SANITARY SEWER MANHOLE
 - UGL UNDERGROUND UTILITY LINE
 - WF WATER FAUCET
 - WM WATER METER
 - WV WATER VALVE
 - VOL VOLUME
 - PG PAGE
 - DOC. NO. DOCUMENT NUMBER
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
 - R.P.R.D.C.T. REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS



BOUNDARY SURVEY - 10.218 ACRES			
ANDREW K GRAY SURVEY, ABSTRACT NO. 505			
DIOCLESIAN W WRIGHT, ABSTRACT NO. 1531			
City of Wilmer, Dallas County, Texas			
NO.	REVISION	BY	DATE
PROJECT NO.:	JAN017		
DATED:	April 06, 2022		
			SHEET 1 OF 1

3B
 LAND SURVEYING
 TDLPS FIRM NO. 10194480

656 Bacak Road
 Ennis, Texas 75119
 972-825-7949

FLOOD STATEMENT: According to Community Panel No. 48113C0660K, dated July 07, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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 statement shall not create liability on the part of the Surveyor.

S&S DTC INDUSTRIAL, LLC
 DOC. NO. 202100337556
 R.P.R.D.C.T.
 CALLED: TRACT 1, 19.42 ACRES

ANDREW K GRAY SURVEY,
 ABSTRACT NO. 505

DIOCLESIAN W WRIGHT SURVEY,
 ABSTRACT NO. 1531

10.218 ACRES / 445,094 SQUARE FEET

AUBREY G. HESTER
 AND WIFE, ELIZABETH ANN HESTER
 VOL. 94040, PG. 7183
 D.R.D.C.T.
 CALLED: 10.559 ACRES

CONTRACT FOR DEED
 DEBORAH HAUSER AND
 CHARLES JEROME KUYKENDALL
 VOL. 99220, PG. 2051
 D.R.D.C.T.

JOE McCLAIN AND WIFE,
 PEGGY J. McCLAIN
 VOL. 71083, PG. 1987
 D.R.D.C.T.

LOT 1, BLOCK A
 HONORS ACADEMY ADDITION
 COUNTY CLERK'S DOCUMENT NUMBER
 201100146038
 P.R.D.C.T.

OSCAR J. BUSH AND LINDA K. BUSH
 VOL. 2002139, PG. 3390
 R.P.R.D.C.T.

AUBREY HESTER
 VOL. 95242, PG. 2076
 D.R.D.C.T.
 CITY ORDINANCE NO. 95-1116

EMMA RIVERA
 NO. 200600236006
 R.P.R.D.C.T.

MAXIE D. McNEW
 VOL. 87055, PG. 348
 D.R.D.C.T.
 (CALLED: 0.4492 ACRES)

FIRST BAPTIST CHURCH
 WILMER, TEXAS

AUBREY GENE HESTER
 AND WIFE, ELIZABETH ANN HESTER
 VOL. 94040, PG. 7183
 D.R.D.C.T.
 CALLED: 0.6657 ACRES