

**102 Miller Ferry Road**

Being a lot, tract or parcel of land situated in the Harvey Brigance Survey, Abstract No. 104, Dallas County, Texas and being a portion of a tract of land conveyed to John D. Hall by deed recorded in Volume 98152, Page 8706, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

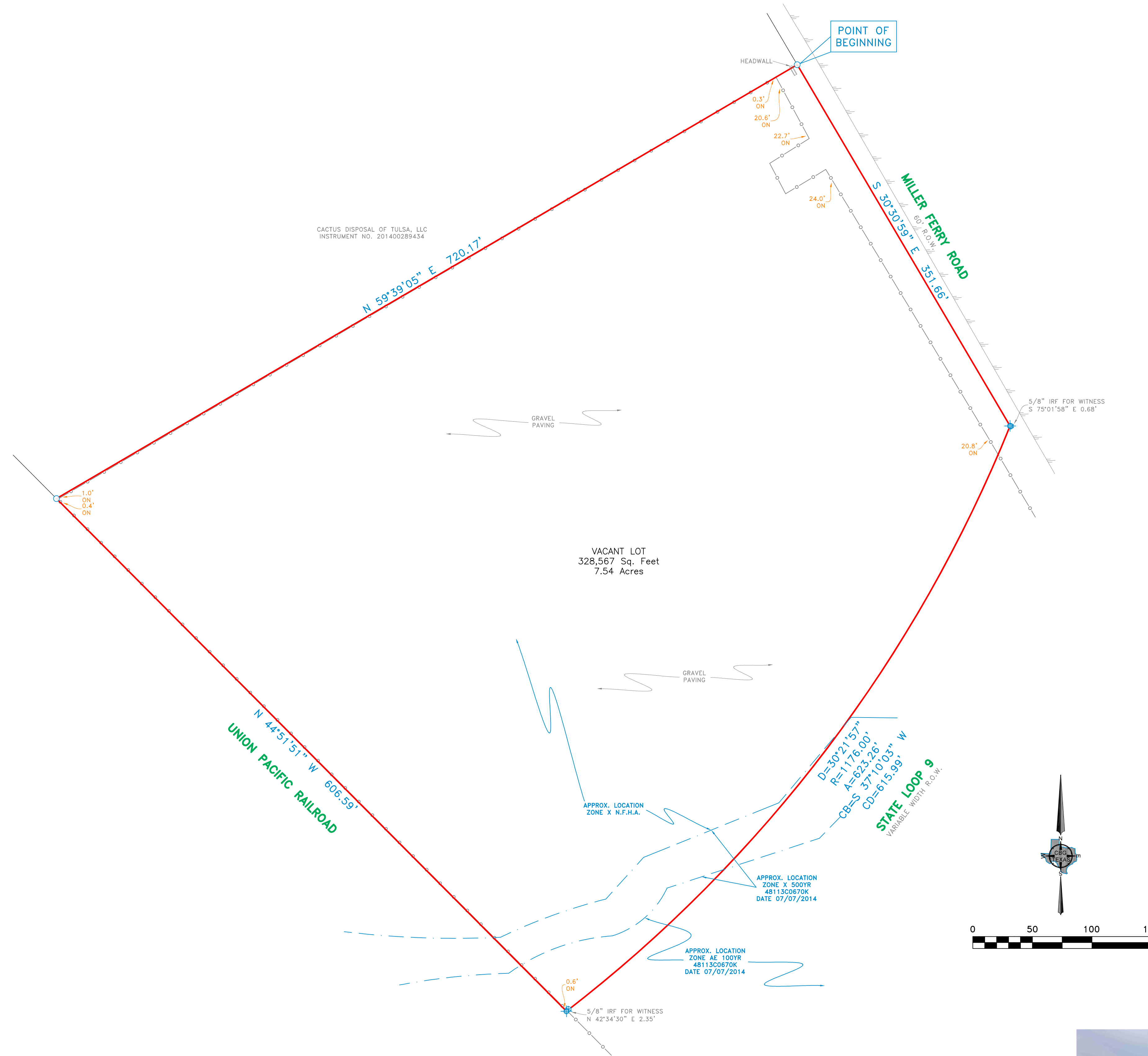
BEGINNING at a 1/2 inch iron rod found for corner along the Southwest right of way line of Miller Ferry Road (60 foot right of way), said corner being the East corner of a tract of land conveyed to Cactus Disposal of Tulsa, LLC by deed recorded in Instrument No. 201400289434, Official Public Records, Dallas County, Texas;

THENCE South 30 degrees 30 minutes 59 seconds East along the Southwest line of said Miller Ferry Road, a distance of 351.66 feet to a point for corner, said corner being along the Northwest right of way line of State Loop 9 (variable width right of way), said corner being the beginning of a curve to the right, having a radius of 1176.00 feet, a central angle of 30 degrees 21 minutes 57 seconds, a chord bearing of South 37 degrees 10 minutes 03 seconds West, a chord distance of 615.99 feet, from which a 5/8 inch iron rod bears, South 75 degrees 01 minutes 58 seconds East, 0.68 feet for witness;

THENCE along said curve to the right and the Northwest line of said State Loop 9, an arc length of 623.26 feet to a point for corner, said corner being along the Northeast right of way line of Union Pacific Railroad, from which a 5/8 inch iron rod bears, North 42 degrees 34 minutes 30 seconds East, 2.35 feet for witness;

THENCE North 44 degrees 51 minutes 51 seconds West along the Northeast line of said Union Pacific Railroad, a distance of 606.59 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cactus Disposal of Tulsa, LLC tract;

THENCE North 59 degrees 39 minutes 05 seconds East along the Southeast line of said Cactus Disposal of Tulsa, LLC tract, a distance of 720.17 feet to the POINT OF BEGINNING and containing 328,567 square feet or 7.54 acres of land.



**SURVEYOR'S CERTIFICATE**

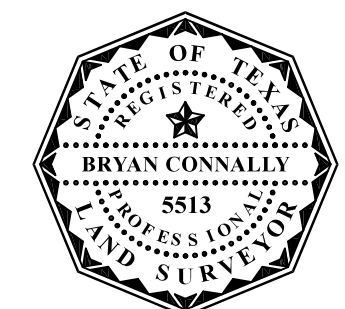
This survey is made relying on information provided by First National Title Insurance Company in connection with the transaction described in GF# 18-0001072CC. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Jay Annand, Scott Gregory, Excel Title Group and First National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 102 Miller Ferry Road described in Volume 98152, Page 8705, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No 48113C0660K & 48113C0670K, with a date of 07/07/2014 pursuant to the Flood Disaster Protection Act of 1973. EXCEPT AS SHOWN.

The surveyor expressly understands and agrees that Jay Annand, Scott Gregory, Excel Title Group and First National Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 12th day of July, 2018

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
VOL. 342, PG. 257  
VOL. 2001022, PG. 7685  
VOL. 2003255, PG. 2385  
VOL. 2001098, PG. 4961

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



REVISIONS			
DATE	BY	NOTES	
8/16	TO	ADD TITLE	
9/6	TO	COMMENTS	

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊙	5/8" ROD FOUND
⊙	FENCE POST CORNER
⊙	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
●	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
AC	AIR CONDITIONING
AC	FIRE HYDRANT
DES	COVERED PORCH, DECK OR CARPORT
DES	OVERHEAD ELECTRIC SERVICE
DSP	OVERHEAD POWER LINE
CON	CONCRETE PAVING
CS	DOUBLE SIDED WOOD FENCE
AS	ASPHALT PAVING
CL	CHAIN LINK FENCE
WF	WOOD FENCE
WF	0.5' WIDE TYPICAL BARBED WIRE
WF	IRON FENCE
WF	PIPE FENCE
WF	OVERHEAD ELECTRIC SERVICE

**CBG**  
SURVEYING TEXAS, LLC  
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Dallas, TX 75228  
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F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

SCALE: 1" = 50'  
DATE: 7/12/18  
JOB NO.: 1814506  
G.F. NO.: N/A  
DRAWN: TO

**TEXAS LAND TITLE SURVEY**  
HARVEY BRIGANCE SURVEY, ABSTRACT NO. 104  
DALLAS COUNTY, TEXAS  
102 MILLER FERRY ROAD