



FINAL SURVEY



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 370 & 382 RANCH TRAIL, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a parcel of land situated in the William W. Ford Survey, Abstract No. 80, in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 1, in Block A, of Maverick Ranch, an addition to the City of Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 19, of the Plat Records of Rockwall County, Texas, being a parcel of land conveyed to C2LA LLC., as recorded in Instrument No. 20220000014797, of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwest right-of-way line of Ranch Trail, being the northeast corner of Lot 2 of said addition, being a lot conveyed to CPIV-354 Ranch Trail LLC., as recorded in Instrument No. 20220000015010, of the Official Public Records of Rockwall County, Texas, and being the southeast corner of said Sunbelt parcel;

THENCE North 72 degrees 59 minutes 44 seconds West, leaving said right-of-way and along the north line of said Lot 2, a distance of 188.01 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along the north line of said Lot 2, North 45 degrees 47 minutes 04 seconds West, a distance of 37.00 feet to a found 1/2-inch iron rod for corner, being on the southeast line of a parcel of land conveyed to Big League Sports Academy, Inc., as recorded Volume 5266, Page 139, of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 16 minutes 10 seconds East, a distance of 583.45 feet to a found 5/8-inch blue-capped iron rod for corner;

THENCE South 50 degrees 58 minutes 58 seconds East, a distance of 10.45 feet to a found 5/8-inch blue-capped iron rod for corner, being on the northwest right-of-way line of said Ranch Trail;

THENCE South 35 degrees 23 minutes 30 seconds West, along said right-of-way, a distance of 119.19 feet to a set 1/2-inch yellow-capped iron rod for corner, being the beginning of a tangent curve to the left whose radius is 491.62 feet;

THENCE along said curve in a southwesterly direction, continuing along said right-of-way, passing through a central angle of 018 degrees 12 minutes 05 seconds, an arc length of 156.18 feet, a long chord which bears South 26 degrees 01 minutes 16 seconds West, a distance of 155.52 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 17 degrees 35 minutes 54 seconds West, a distance of 91.36 feet to a found 1/2-inch iron rod for corner, being the beginning of a tangent curve to the left whose radius is 1741.73 feet;

THENCE along said curve in a southwesterly direction, passing through a central angle of 005 degrees 42 minutes 59 seconds, an arc length of 173.78 feet, a long chord which bears South 14 degrees 44 minutes 24 seconds West, a distance of 173.70 feet to a PLACE OF BEGINNING and containing 52,027 square feet or 1.194 acres of land.

