

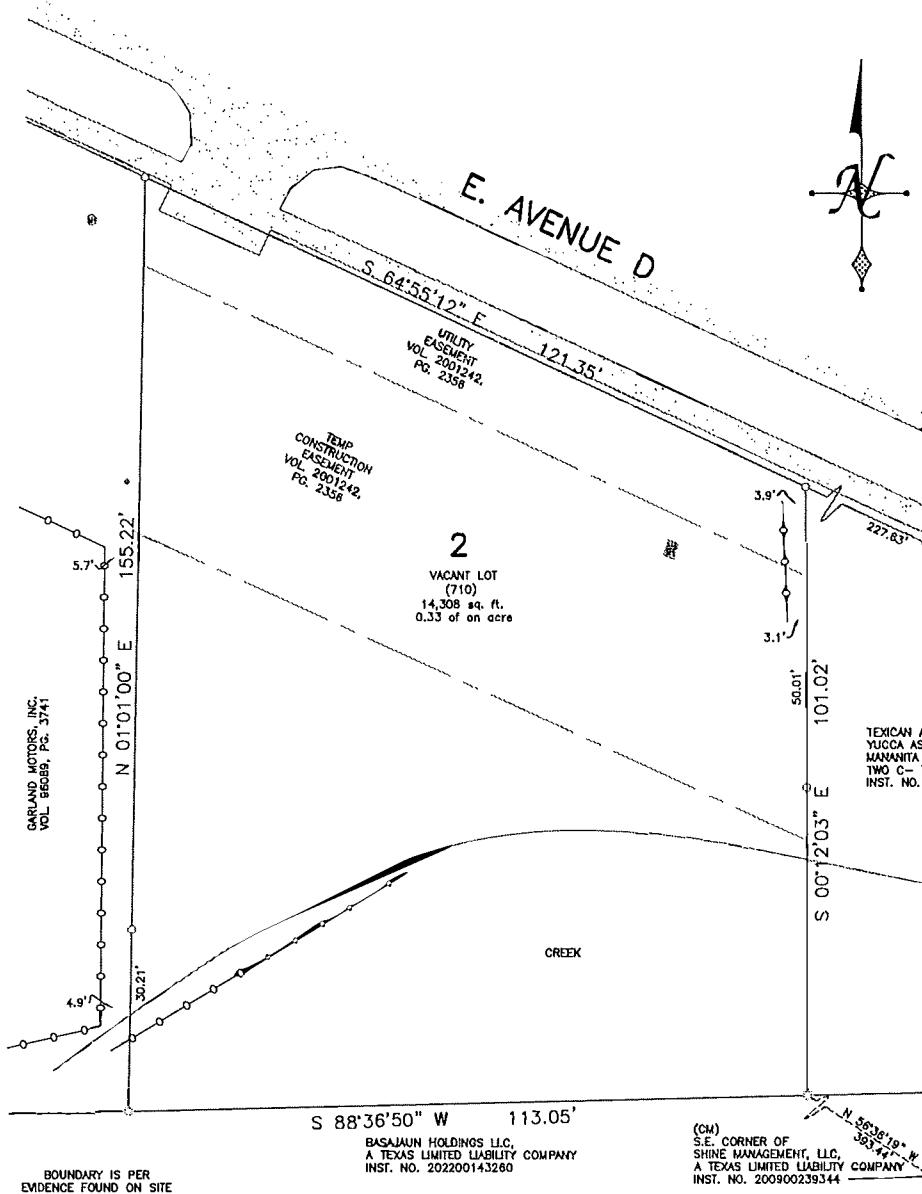
1529 E I-30, STE. 103  
GARLAND, TEXAS 75043

FRM REGISTRATION NO. 10194366

# SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 710 E. AVENUE D, in the City of GARLAND, Texas.  
Being Lot 2, Block 1 of COLLISION REPAIR SERVICE, an Addition to the City of Garland as recorded in Volume 96011, Page 1685 of the Map/Plat Records of Dallas County, Texas.



(CM)  
N.E. CORNER OF  
TEXICAN ASSETS, L.L.C.  
YUCCA ASSETS, L.L.C.  
MANANITA ASSETS, L.L.C.  
TWO C- THREE C, INC.  
INST. NO. 201700045221

TEXICAN ASSETS, L.L.C.  
YUCCA ASSETS, L.L.C.  
MANANITA ASSETS, L.L.C.  
TWO C- THREE C, INC.  
INST. NO. 201700045221

ACCEPTED BY: \_\_\_\_\_



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FAIR TEXAS TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 20' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
Date: 08/18/2022  
G. F. No.: MK225797 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FAIR TEXAS TITLE  
Job no.: 202209143  
Drawn by: CMR

LEGEND	
CHAIN LINK	ROADWAY
IRON FENCE	PROPOSED EASEMENT
WIRE FENCE	PROPOSED EASEMENT
CM	CONTROLLED EASEMENT
WD	WARRANTY OF RECORD QUANTITY
0 1/2"	IRON ROD FOUND
0 1/2"	YELLOW-CAPPED IRON ROD SET
0 3/8"	IRON ROD FOUND
0 3/8"	IRON ROD FOUND
CHALMERS	RISK FOUND
SP	POINT FOR CORNER
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	WATER METER
○	WATER VALVE
○	DEERING
○	POOL EQUIP
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
(UNLESS OTHERWISE NOTED)	



BOUNDARY IS PER EVIDENCE FOUND ON SITE

BAJAJAIN HOLDINGS L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 202200143260

(CM)  
S.E. CORNER OF  
SHINE MANAGEMENT, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 200900239344