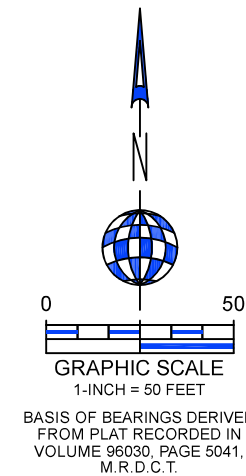


CATEGORY 1A, CONDITION II LAND TITLE SURVEY PLAT

LOT 10, BLOCK A,
CENTURY LAKE, LOTS 1 THRU 15,
VOL. 86008, PG. 2750, M.R.D.C.T.



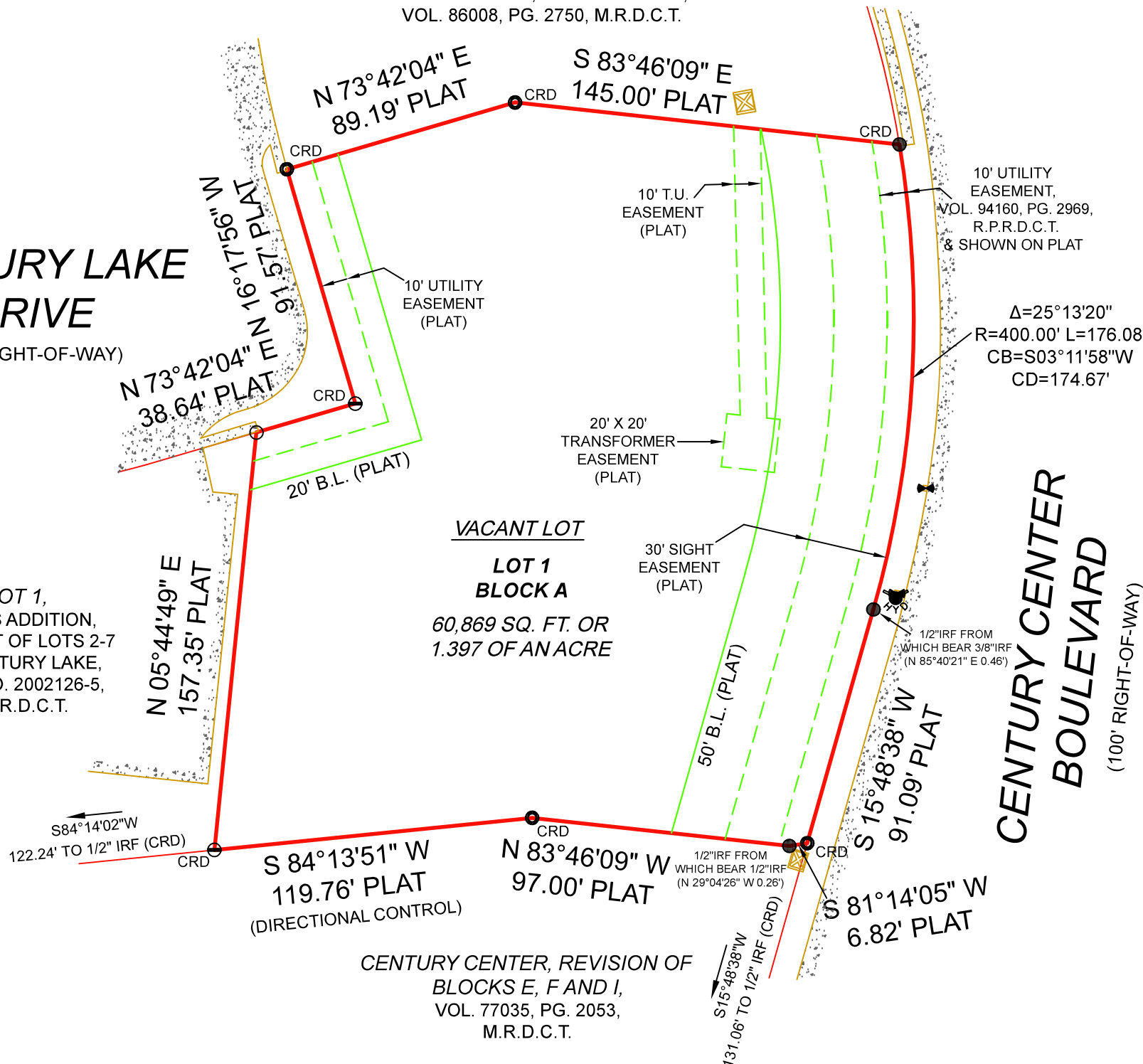
CENTURY LAKE DRIVE
(30' RIGHT-OF-WAY)

LOT 1,
BRINKS ADDITION,
A REPLAT OF LOTS 2-7
OF CENTURY LAKE,
INST. NO. 2002126-5,
O.P.R.D.C.T.

VACANT LOT
**LOT 1
BLOCK A**
60,869 SQ. FT. OR
1.397 OF AN ACRE

CENTURY CENTER, REVISION OF
BLOCKS E, F AND I,
VOL. 77035, PG. 2053,
M.R.D.C.T.

CENTURY CENTER BOULEVARD
(100' RIGHT-OF-WAY)



LEGAL DESCRIPTION

Being Lot 1, Block A, of KNIGHT SECURITY ADDITION, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof, recorded in Volume 96030, Page 5041, Map Records, Dallas County, Texas.

SURVEYOR' SCERTIFICATION

TO: Catorce Partners, LLC, RDZ Developers, LLC, BTH Bank, NA, Republic Title of Texas, Inc., and First American Title Company, all in connection with G. F. No. 1002-368048-RTT.
PROPERTY SURVEYED: 2225 Century Lake Drive

I hereby certify that: (a) on the 21st day of February, 2022, this plat of survey was made from an on-the-ground survey by the undersigned or under the supervision of the undersigned as per the field notes shown on this survey and correctly shows: (i) the legal description of the subject property by reference to the recorded plat of the subject property, (ii) the boundaries and area in both acres and square feet of the subject property, (iii) the size, location and types of buildings and improvements thereon (if any), (iv) the location on the subject property of all paved surfaces, including sidewalks walkways, fire lanes, driveways, areas of access, ingress and egress, and other similar items, and any curb cuts on or adjacent to the subject property, (v) the location of all proposed or existing rights-of-way, easements, building set back lines and any other matters of record (or of which I have knowledge or have been advised whether or not of record) affecting the subject property (with recording information indicated), (vi) the location of all fences on the subject property, (vii) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof, (ix) all other significant items on the subject property; (b) all monuments shown actually exist, and the location thereof is correctly shown; (c) the distance of the nearest intersecting street is as shown hereon; (d) except as shown, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets, alleys, building setback lines, or easements by any improvements on the subject property, (iii) party walls, or (iv) or conflicts or protrusions; (e) the subject property lies in Zone X-Shaded, according to the Flood Insurance Rate Map Community Panel No. 48113C 0310J dated 08-23-2001, and no portion thereof lies within a "Special Flood Hazard Area Inundated by 100-Year Flood" Zone as defined by the U. S. Department of Housing and Urban Development, the Federal Insurance Administration or the Federal Emergency Management Agency; (f) The subject property abuts two right of ways, Century Lake Drive (a 30-foot right-of-way) and Century Center Boulevard (a 100-foot right-of-way) the same being paved, public right-of-way maintained by the City of Irving, Texas and/or the State of Texas; and (g) this survey complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II, Survey.

John S. Turner
JOHN S. TURNER RPLS 5310



This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

LEGEND

X-FOUND	TELE. BOX	WATER VALVE	LIGHT POLE	PIPE RAIL FENCE	BOUNDARY	CONCRETE
X-SET	CABLE BOX	FIRE HYDRANT	TRAFFIC SIGN	ASPHALT	HIGH BANK LINE	GRAVEL
1/2" IR FOUND	ELECTRIC BOX	BOLLARD POST	UTILITY POLE	OHU - OVERHEAD UTILITY LINE	BUILDING LINE	BRICK
1/2" IR SET	BRICK COLUMN	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	EASEMENT	STONE
5/8" IR FOUND	1" IR FOUND	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	WOOD DECK
3/8" IR FOUND	1" IP FOUND	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	BUILDING WALL
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	TILE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.		WOOD FENCE	CON. RET. WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	P.E. POOL EQUIP.	COVERED AREA	STUC. RET. WALL	

2225 CENTURY LAKE DRIVE
IRVING, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB NO: 22-0198
DATE: 02-21-2022 REVISED IN OFFICE ONLY 09-06-2022
DRAWN BY: 378

"A professional company operating in your best interest!"