

**402 N. Interstate 35**  
 Being a tract of land situated in the G.C. Parks Survey, Abstract No. 836, Ellis County, Texas, same being a portion of a tract of land conveyed to USA Roofing, Inc., by deed recorded in Volume 2356, Page 2292, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southwest corner of Lot 7, Block A, of S & H Business Park, Phase Three, an Addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet D, Slide, 427, Map Records of Ellis County, Texas, and lying on the East line of N. Interstate 35 (variable width right-of-way);

THENCE North 89 degrees 14 minutes 33 seconds East, along the South line of said Lot 7, Block A, of S & H Business Park, Phase Three, a distance of 590.97 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner lying on the South line of a tract of land conveyed to Victron Stores, L.P., a Texas Limited Partnership, by deed recorded in Instrument Number 2153677, Official Public Records of Ellis County, Texas, and being the Northwest corner of a tract of land conveyed to Victron Holdings, L.P., a Texas Limited Partnership, by deed recorded in Instrument Number 2153677, Official Public Records of Ellis County, Texas;

THENCE along the West lines of said Victron Holdings, L.P. tract (2107165), the following 3 courses and distances:

South 16 degrees 01 minute 22 seconds East, a distance of 13.18 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

South 08 degrees 30 minutes 49 seconds East, a distance of 167.27 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

South 01 degree 00 minutes 16 seconds East, a distance of 155.19 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Victron Holdings, L.P. tract (2107165), and lying on the North line Lot 1, Block A, of Knapheide Addition, an Addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet I, Slide, 371, Map Records of Ellis County, Texas;

THENCE South 89 degrees 03 minutes 29 seconds West, along the said North line of Lot 1, Block A, of Knapheide Addition, a distance of 32.01 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southeast corner corner of Lot 1, Block A, of C & R Addition, an Addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet D, Slide, 362, Map Records of Ellis County, Texas, from which a 1/2 inch iron rod found at the Southwest corner of said Lot 1, Block A, of Knapheide Addition, bears South 59 degrees 24 minutes 02 seconds West a distance of 678.51 feet for witness;

THENCE North 00 degrees 47 minutes 56 seconds West, along the East line of said Lot 1, Block A, of C & R Addition, a distance of 150.00 feet to a 1/2 inch iron rod found for corner said corner being the Northeast corner of said Lot 1, Block A, of C & R Addition;

THENCE South 89 degrees 03 minutes 19 seconds West, along the North line of said Lot 1, Block A, of C & R Addition, a distance of 557.69 feet to a 1/2 inch iron rod found for corner to a for corner, said corner being the Northwest corner of said Lot 1, Block A, of C & R Addition, and lying on an East line of said N. Interstate 35;

THENCE along the Easterly lines of said N. Interstate 35, the following 3 courses and distances:

North 00 degrees 47 minutes 56 seconds West, a distance of 35.60 feet to a point for corner, from which a 1/2 inch iron rod found bears South 80 degrees 04 minutes 08 seconds West a distance of 0.32 feet for witness;

North 45 degrees 47 minutes 56 seconds West, a distance of 39.46 feet to a point for corner, from which a 5/8 inch iron rod found bears South 87 degrees 27 minutes 42 seconds East a distance of 0.71 feet for witness;

North 00 degrees 43 minutes 40 seconds West, a distance of 122.09 feet to the POINT OF BEGINNING, and containing 115,138 square feet or 2.64 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Bank of DeSoto, N.A., USA Roofing, Inc., First National Title Insurance Company, and Capital Title, in connection with the transaction described in G.F. No. 24-798967-DE 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 402 N. Interstate 35 described in Volume 2356, Page 2292, 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 improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, 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 plotted 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 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 (Federal Emergency Rate Map Community Panel No. 48139C0065G with a date of 10/19/2023) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey.

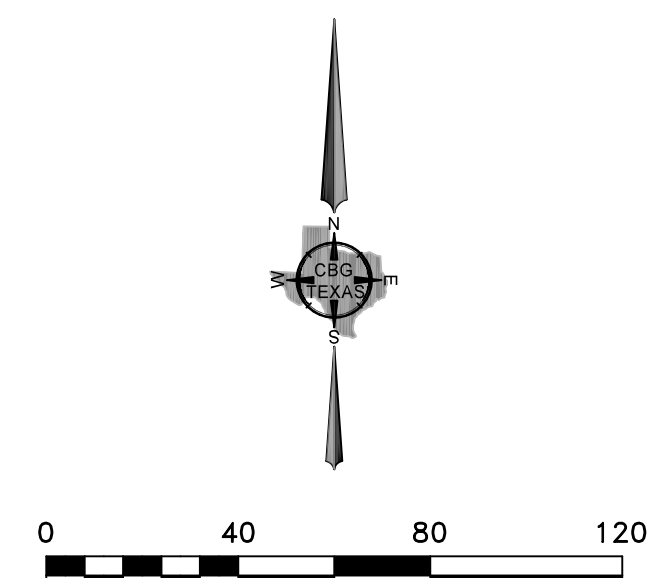
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 4th day of June, 2024.

*Lana*  
 Registered Professional Lana Surveyor



NOTES:  
 1. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.  
 2. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 626, PG. 997; VOL. 1609, PG. 664



REVISIONS		
DATE	BY	NOTES

**LEGEND**

- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5" WIDE TYPICAL BARBED WIRE
- IRON FENCE
- FIRE FENCE
- COVERED PORCH, DECK OR CARPORT
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- CONCRETE PAVING
- DOUBLE SIDED WOOD FENCE

**TEXAS LAND TITLE SURVEY**

G.C. PARKS SURVEY, ABSTRACT NO. 836  
 CITY OF RED OAK, ELLIS COUNTY, TEXAS  
 402 N. INTERSTATE 35

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 Houston, TX 77073  
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 F 214.349.2216  
 Firm No. 10194280  
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SCALE: 1" = 40'  
 DATE: 6/4/2024  
 JOB NO.: 2408360  
 G.F. NO.: SEE CERT.  
 DRAWN: CAJ