



METES AND BOUNDS DESCRIPTION
5.329 ACRES
IN THE AUSTIN C. WAMPLER SURVEY, A-1539
CITY OF DESOTO, DALLAS COUNTY, TEXAS

All that certain 5.329 acres of land, out of the 6.378-acre tract of land described in the deed to Richard Gray, Jr., recorded in Document Number 20080376133, in the Public Records of Dallas County, Texas (P.R.D.C.T.), in the Austin C. Wampler Survey, A-1539, City of Desoto, Dallas County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983)

BEGINNING at a 1/2" iron rod with a cap stamped "RHS 4818" found for the southeast corner of the herein described tract, common to the southwest corner of the 10.68-acre tract described in the deed to Sam's East, Inc., recorded in Document Number 200402863028, in the P.R.D.C.T., in the north right-of-way line of East Wintergreen Road (100' right-of-way);

THENCE South 88° 41' 30" West - 310.84' along the north right-of-way line of said East Wintergreen Road, to a "V" in concrete set for the southernmost southwest corner of the herein described tract, common to the southeast corner of Lot 1, Block 1, Family Dollar - Polk Street, recorded in Document Number 201600202831, in the P.R.D.C.T., from which a 5/8" iron rod with a cap stamped "SEMPCO SURVEYING" found for the southeast right-of-way intersection corner clip of said East Wintergreen Road and North Polk Street (right-of-way verses) bears South 88° 41' 30" West - 181.76';

THENCE North 01° 18' 30" West - 215.00' along the east line of said Lot 1, Block 1, Family Dollar - Polk Street, to an "X" in concrete set for a point for corner of the herein described tract, common to the northeast corner of said Lot 1, Block 1, Family Dollar - Polk Street;

THENCE South 88° 41' 30" West - 215.00' along the north line of said Lot 1, Block 1, Family Dollar - Polk Street, to a "X" in concrete set for the westernmost southwest corner of the herein described tract, common to the northwest corner of said Lot 1, Block 1, Family Dollar - Polk Street, and in the east right-of-way line of said North Polk Street;

THENCE North 01° 02' 58" West - 314.76' along the east right-of-way line of said North Polk Street to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the southwest corner of a tract of land described in the deed to DeSoto Wintergreen Partners, L.P., recorded in Volume 2005161, Page 9648 and Volume 2005161, Page 9834 P.R.D.C.T., from which a 5/8" iron rod found in the west line of said DeSoto Wintergreen Partners Tract, bears North 01° 02' 58" West - 76.10';

THENCE North 88° 08' 53" East - 519.76' (called 519.58') along the south line of said DeSoto Wintergreen Partners, L.P. tract to a 1/2" iron rod with a cap stamped "W.A.I." found for the northeast corner of the herein described tract, common to the northeast corner of said 10.68-acre tract;

THENCE South 01° 48' 34" East - 534.57' to the **POINT OF BEGINNING** and containing 5.329 acres of land

- NOTES**
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible assessments, restrictions or covenants which may affect this property.
 - All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - According to the Flood Insurance Rate Map No. 48113C0630K, published by the Federal Emergency Management Agency, dated: July 7, 2014, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - On the issue date of this survey the surveyed property shown hereon is zoned Light Industrial according to the City of Desoto's interactive zoning maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

DESOTO WINTERGREEN PARTNERS, L.P.
 VOL. 2005161, PG. 9648 AND
 VOL. 2005161, PG. 9834
 P.R.D.C.T.

5.329 ACRES
 232,134 SQUARE FEET
 OUT OF OF 6.378 ACRES
 RICHARD GRAY, JR.
 DOC. NO. 20080376133
 P.R.D.C.T.

10.680 ACRES
 SAM'S EAST, INC.
 DOC. NO. 200402863028
 D.R.D.C.T.

ABBREVIATIONS
 PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

- VEL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - DOC. NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - RF. HIGH ROD FOUND
 - RF. HIGH ROD SET
 - P.O.M. POINT-OF-MARK
 - BL. BUILDING LINE
 - COND. CONCRETE
 - NS. NATURAL GROUND
 - SP. SURFACE
- LINE TYPES**
- OVERHEAD UTILITY LINE
 - - - CHAIN LINK FENCE
 - WROUGHT IRON FENCE

- LEGEND**
- BOUNDARY CORNER
 - GRATE WELT
 - IRRIGATION CONTROL VALVE
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - ▲ POWER POLE WITH LIGHT
 - TRAFFIC SIGNAL BOX
 - TRAFFIC LIGHT
 - GAS METER
 - COMMUNICATION WELT
 - UNDERGROUND COMMUNICATION MARKER
 - CLEAN DOP
 - SANITARY SEWER MANHOLE
 - SIGN
 - 4" ASSH BOULDER
 - MAIL BOX

Certified to: Richard A. Gray, Jr.

I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 2 Survey.

January 8, 2018
 CERTIFICATE DATE: DAVID CARLTON LEWIS, R.P.S., NO. 5647

DATE: _____ REVISION NOTES: _____

SPRY SURVEYORS
 8201 West Loop South, Suite 202 • North Richland Hills, TX 76180
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STANDARD LAND SURVEY
 5.329 ACRES
 PORTION OF 6.378 ACRE TRACT
 RICHARD GRAY, JR.
 IN THE AUSTIN C. WAMPLER SURVEY, A-1539
 CITY OF DESOTO, DALLAS COUNTY, TEXAS

ORIGINAL ISSUE DATE: 3/12/2018 SCALE: 1"=40' PROJECT NO.: 229-002-104

Map 12, 2018 - 10-4-17m
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