

1118 E. State Highway 121

Being a tract of land situated in the V.R. Sutton Survey, Abstract No. 1153, City of Lewisville, Denton County, Texas, and being that tract found in Pyramid Drywall, Inc., by Deed recorded in Doc. No. 2015-62307, Denton County, Texas, and being more particularly described by metes and bounds as follows:

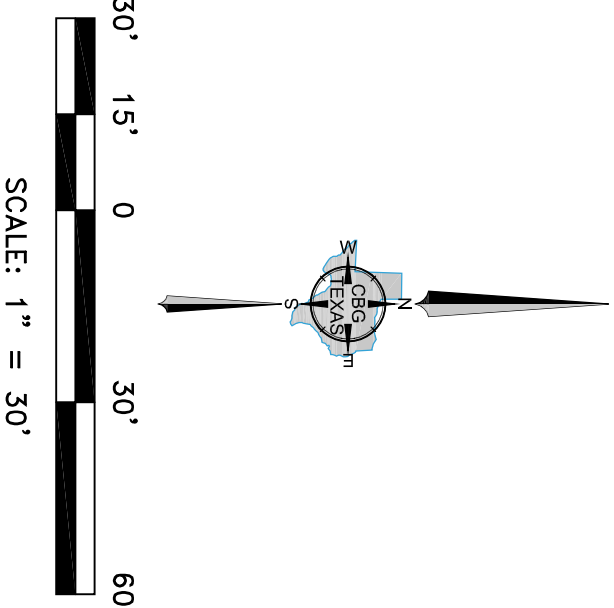
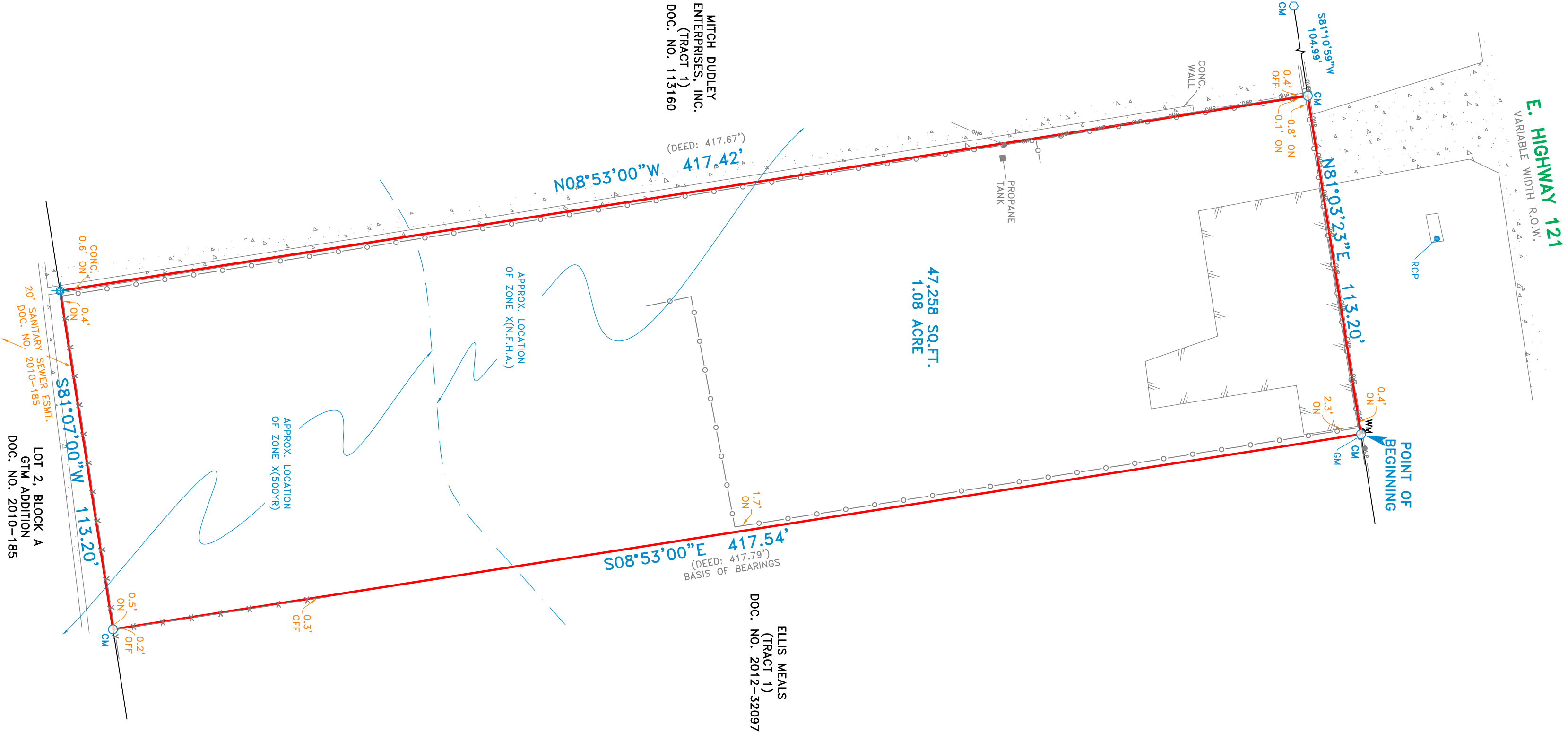
BEGINNING at a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Ellis Meals, described as Tract 1, by Deed recorded in Doc. No. 2012-32097, Real Property Records, Denton County, Texas, said point being on the South right-of-way line of E. State Highway 121 (variable width right-of-way):

THENCE South 08 degrees 53 minutes 00 seconds East, along the West line of said Meals tract, a distance of 417.54 feet to a 1/2 inch iron rod found at the Southwest corner of said Meals tract, said point being on the North line of Lot 2, Block A of G1M Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the map recorded in Document No. 2010-185, Map Records, Denton County, Texas;

THENCE South 81 degrees 07 minutes 00 seconds West, along said North line of Lot 2, Block A, a distance of 113.20 feet to a point for corner at the Southeast corner of Mitch Dudley Enterprises, Inc., described as Tract 1, by Deed recorded in Document No. 113160, Real Property Records, Denton County, Texas;

THENCE North 08 degrees 53 minutes 00 seconds West, along the East line of said Mitch Dudley Enterprises tract, a distance of 417.42 feet to a 1/2 inch iron rod found at the Northeast corner of said Mitch Dudley Enterprises tract, said point being on the aforementioned South right-of-way line of E. State Highway 121;

THENCE North 81 degrees 03 minutes 23 seconds East, along said South right-of-way line of E. State Highway 121, a distance of 113.20 feet to the POINT OF BEGINNING and containing 47,258 square feet or 1.08 acre of land.



SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Capital Title of Texas, LLC in connection with the transaction described in GFA# 21-608165-PC. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Oscar Romo, Rosa L. Romo, Chicago Title of Texas, LLC, and First National Title Insurance Company 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 1118 E. State Highway 121 described in Document No. 2015-62307, 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 otherwise noted, there were no easements, encroachments, or other interests in the area or portions thereof from which there were observable discrepancies, conflicts, shortages or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the Property has apparent access to and from a public roadway; (g) recorded easements listed hereon have been labeled and platted hereon; (h) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (i) the Property is located in Zone X(N,F,H,A.) and Zone X(S00Y2) and 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 (Flood Insurance Rate Map No. 48121C05656, with a date of 04/18/2011) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that (Purchaser, Lender and Title Company) are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

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 6th day of August, 2021.

Bryan Connolly

Bryan Connolly
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ DATE: _____

TEXAS LAND TITLE SURVEY

V.R. SUTTON SURVEY, ABSTRACT NO. 1153
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
1118 E. STATE HIGHWAY 121



410 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9289
www.cbgtllc.com

SCALE: 1"=30'
DATE: 08/06/2021
JOB NO.: 2115984
G.F. NO.:
DRAWN: MC
SEE CERT



NOTE: PROPERTY SUBJECT TO TERMS,
CONTAINED IN INSTRUMENT RECORDED IN
VOL. 350, PG. 40 (BLANKET IN NATURE)

NOTES:
Bearings based on Deed recorded in Doc. No.
2015-62307, Deed Records, Denton County, Texas.