

EXISTING PROPERTY CONDITIONS

LOT AREA 4,571,235 SQ. FT. / 104.94 ACRES
BUILDING SQUARE FOOTAGE SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE / DISTRICT
BUILDING HEIGHT FT.
LOT COVERAGE %
PARKING PROVIDED: SPACES
STANDARD SPACES SPACES
HANDICAP VAN ACCESSIBLE SPACES
TOTAL SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	SQ. FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	%
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services, and ask for Zoning.

Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10-1.	VOL. 318, PG. 569	T.P.&L. CO. ESMT.	NO	NO

LEGEND

EXISTING EDGE ASPHALT PAVING
EXISTING OVERHEAD POWER LINE
EXISTING CHAINLINK FENCE
EXISTING WOOD FENCE
EXISTING BARBED WIRE FENCE
EXISTING WROUGHT IRON FENCE
GUY WIRE
POWER POLE
1/2" IRON ROD FOUND
1/2" IRON ROD SET
MAG NAIL SET
FENCE POST CORNER
X" FOUND IN CONCRETE
CONTROLLING MONUMENT
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
BRICK COLUMN
COVERED PORCH, DECK
OR CARPORT
FIRE HYDRANT
LIGHT POLE
VAULT
TRANSFORMER
GRATE INLET
POINT FOR CORNER

GENERAL NOTES

- Bearings based on NAD 83, North Central Texas Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.
- Benchmark is City of Terrell Monument No. 1933. Elevation is 510.29.

VICINITY MAP



NOT TO SCALE



PROPERTY DESCRIPTION

Being a lot, tract or parcel of land situated in the Thomas Hunt Survey, Abstract No. 201, Kaufman County, Texas, and being a portion of land conveyed to Leslie D. Ware, by deed recorded in Document No. 2006-0002245, Official Public Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of Lot 1 of said Mallard Lake Estates, Phase One, an addition to Kaufman County, Texas, according to the map thereof recorded in Cabinet 2, Envelope 310, Map Records, Kaufman County, Texas, said corner being along the East line of that tract of land conveyed to Edward Neal Brin and Barbara J. Brin, by deed recorded in Document No. 2009-0017892, Official Public Records, Kaufman County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "BISON" bears, South 67 degrees 20 minutes 59 seconds East, a distance of 0.94 feet for witness, and from which a 1/2 inch iron rod found with yellow plastic cap stamped "5034" bears, South 44 degrees 23 minutes 00 seconds West, a distance of 1.04 feet for witness;

THENCE North 44 degrees 23 minutes 00 seconds East, along the East line of said Brin tract, a distance of 2690.37 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "BISON" for corner, said corner being along the South line of that tract of land conveyed to The WTA Trust of Kaufman County, Texas, by deed recorded in Volume 2202, Page 105, Deed Records, Kaufman County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "NL" bears, North 20 degrees 18 minutes 29 seconds West, a distance of 0.09 feet for witness;

THENCE South 45 degrees 30 minutes 44 seconds East, along the South line of said The WTA Trust of Kaufman County, Texas tract, a distance of 1284.56 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "BISON" for corner, said corner being the Northwest corner of that tract of land conveyed to Delbert L. Whitman and wife, Carolyn T. Whitman, by deed recorded in Volume 2590, Page 183, Deed Records, Kaufman County, Texas;

THENCE South 26 degrees 53 minutes 32 seconds West, along the West line of said Whitman tract, a distance of 869.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Ricardo Zapata, by deed recorded in Document No. 2014-0011345, Official Public Records, Kaufman County, Texas;

THENCE South 26 degrees 57 minutes 14 seconds West, along the West line of said Zapata tract, a distance of 1974.63 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of Lot 13 of said Mallard Lake Estates, Phase One;

THENCE North 45 degrees 34 minutes 56 seconds West, along the North line of said Mallard Lake Estates, Phase One, a distance of 306.38 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, from which a 1/2 inch iron rod found with yellow plastic cap stamped "BISON" bears, North 22 degrees 59 minutes 34 seconds East, a distance of 1.47 feet for witness;

THENCE North 44 degrees 20 minutes 45 seconds West, along the North line of said Mallard Lake Estates, Phase One, a distance of 63.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 45 degrees 34 minutes 56 seconds West, along the North line of said Mallard Lake Estates, Phase One, a distance of 1747.40 feet to the POINT OF BEGINNING and containing 4,571,235 square feet or 104.94 acres of land.

SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of December 6, 2024, issued by Fidelity National Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48257C0100D, with a date of identification of 7/3/2012, for Community No. 480411, in Kaufman County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

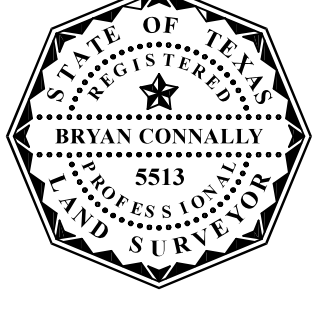
SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Benchmark Title, LLC in connection with the transaction described in GF PL24-37840. The undersigned, being a registered land surveyor of the State of Texas certifies to BSR investments and Benchmark Title as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13, 14, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 1/13/2025.

The parties listed above are entitled to rely on the survey. Executed this 13th day of January, 2025.

Bryan Connolly
Registered Professional Land Surveyor



ALTA/NSPS LAND TITLE SURVEY

THOMAS HUNT SURVEY, ABSTRACT NO. 201

CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

COUNTY ROAD 322

DATE	REVISIONS	NOTES
	BY	

LEGEND	LEGEND
CONTROLLING MONUMENT 1/2" IRON ROD FOUND 1/2" IRON ROD SET FENCE POST CORNER X" FOUND / SET UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE ASPHALT PAVING DRIVE/POCK ROAD OR DRIVE	POOL EQUIPMENT BRICK COLUMN AC - AIR CONDITIONING FIRE HYDRANT DES - DES OHP - OHP CONCRETE PAVING
CHAIN LINK FENCE WOOD FENCE D.O. WIRE TYPICAL BARRIER WIRE IRON FENCE PIPE FENCE OVERHEAD ELECTRIC SERVICE OVERHEAD POWER LINE CONCRETE PAVING	



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	1/13/2025	2500236	SEE CERT.	TO