

BEING a tract of land situated in the Michael Farrens Survey BEING or tract of land situated in the Michael Farrens Survey, bastract N. 40 shartact N. 40 sha

COMMENCING at 1/2" iron rod found for the northeast corner of said First Christian Church tract, same being an interior corner of that certain tract of land conveyed to GRTP, LTD., by Volume 97039, Page 3052, Deed Records, Dallas County, Texas, and on STUDY, Page JUDZ, Deed Records, Dollas County, Ress, and on Development, et al., by Volume B.2081, Page 1921, Deed Records, Dallas County, Texas, from which a 1/2" iron rod found for an interior corner of said KRPt, I'D. troat and the northwest corner of said Rocklee Development, et al., tract, bears North 100 degrees 05 minutes 59 seconds West, a distance of 45.99 feet;

THENCE along the east line of said First Christian Church tract, same being the west line of said Rocklee Development, et al, tract, South 00 degrees 30 minutes 29 seconds East, a distance of 25.45 feet to a Point;

THENCE through the interior of said First Christian Church tract, South 89 degrees 29 minutes 31 seconds West, a distance of 5.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said First Christian Church tract, the following four (4) courses:

- 1. South 00 degrees 30 minutes 29 seconds East, a distance of 20.00 feet to a $5/8^\circ$ iron rod set with cap marked
- 2. South 89 degrees 29 minutes 31 seconds West, a distance of 35.00 feet to a $5/8^{\circ}$ iron rod set with cap marked
- North 00 degrees 30 minutes 29 seconds West, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WFBB-4125"-
- North 89 degrees 29 minutes 31 seconds East, a distance of 35.00 feet to the POINT OF BEGINNING hereof and containing 0.0161 acres or 700 square feet of land, more or less.

20' ACCESS EASEMENT

BEING a tract of land situated in the Michael Farrens Survey. BEING or tract of land situated in the Michael Farrens Survey, bastract No. 49 hashract No. 49

COMMENCING at 1/2" iron rod found for the northeast corner of COMMENCING of 1/2" iron rad found for the northeast corner of of control of the control of the

THENCE along the east line of said First Christian Church tract, same being the west line of said Rocklee Development, et al, tract, South 00 degrees 30 minutes 29 seconds East, a distance of 45.45 feet to a Point;

THENCE through the interior of said First Christian Church tract, South 89 degrees 29 minutes 31 seconds West, a distance of 10.00 feet to a point on the south line of the lease area described hereon for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said First Christian Church tract the following six (6) courses:

- South 00 degrees 30 minutes 29 seconds East, a distance of 156.57 feet to a Point;
- South 35 degrees 38 minutes 38 seconds West, a distance of 23.72 feet to a Point;
- North 89 degrees 51 minutes 02 seconds West, a distance of 162.71 feet to a Point;
- Along a curve to the left having a radius of 99.38 feet, an arc distance of 110.74 feet, through a central angle of 63 degrees 50 minutes 48 seconds, and whose chard bears South 43 degrees 26 minutes 23 seconds West, a distance of 105.10 feet to a Point.
- South 28 degrees 29 minutes 53 seconds East, a distance of 23.92 feet to a Point;
- South 00 degrees 10 minutes 33 seconds West, a distance of 150.23 feet to a Point on the north right-of-way line of

THENCE along the north right-of-way line of Tarrant Road, South 88 degrees 50 minutes 45 seconds West, a distance of 20.01 feet to a Point;

THENCE through the interior of said First Christian Church tract the following seven (7) courses:

- North 00 degrees 10 minutes 33 seconds East, a distance of 145.58 feet to a Point;
- North 28 degrees 29 minutes 53 seconds West, a distance of 25.72 feet to a Point;
- Along a curve to the right having a radius of 119.38 feet, an arc distance of 143.32 feet, through a central angle of 68 degrees 46 minutes 59 seconds, and whose chord bears North 42 degrees 16 minutes 24 seconds East, a distance
- South 89 degrees 51 minutes 02 seconds East, a distance of 154.88 feet to a Point;
- North 35 degrees 38 minutes 38 seconds East, a distance of 6.89 feet to a Point;
- North 00 degrees 30 minutes 29 seconds West, a distance of 150.04 feet to a Point on the south line of said lease
- Along the south line of said lease area, North 89 degrees 29 minutes 31 seconds East, a distance of 20.00 feet to the POINT OF BEGINNING hereof and containing 0.2879 acres or 12,543 square feet of land, more or less.

10' UTILITY EASEMENT

BEING a tract of land situated in the Michael Farrens Survey. BEING or tarct of land situated in the Michael Farrens Survey, bastract N. 40 shartact N. 40 sha

COMMENCING at 1/2" iron rod found for the northeast corner of

THENCE along the east line of said First Christian Church tract, same being the west line of said Rocklee Development, et al, tract, South 00 degrees 30 minutes 29 seconds East, a distance of 45.45 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the east line of said First Christian Church tract, same being the west line of said Rocklee Development, et al, tract, South 00 degrees 30 minutes 29 seconds East, a distance of 418.05 feet to a Point on the

THENCE along the north right-of-way line of Tarrant Road, South 88 degrees 50 minutes 45 seconds West, a distance of 10.00 feet to a Point;

the following two (2) courses:

- North 89 degrees 29 minutes 31 seconds East, a distance of 10:00 feet to the POINT OF BEGINNING hereof and containing 0.0960 acres or 4,181 square feet of land, more or less.

COMMEXCING at 122" iron rad found for the northeast corner of other control of the control of t

seconds cast, a distincte of Tarront Road for the southeast corner of said First Christian Church tract, same being the southwest corner of said Rocklee Development, et al, tract;

THENCE through the interior of said First Christian Church tract

North 00 degrees 30 minutes 29 seconds West, a distance of 438.16 feet to a Point on the south line of the lease area described hereon;

PROJECT INFORMATION

- LEGEND -O- PP - POWER POLE
- □ TPED TELEPHONE RISER WV- WATER VALVE
- -- TOWER CENTROID
- X LP LIGHT POLE

 B EM ELECTRIC METER
- ☐ GM GAS METER
- IRS IRON ROD SET

IRF - IRON ROD FOUND

TBM BENCH MARK

77777777 BUILDING LINES

VICINITY MAP



CENTER OF TOWER COORDINATES

NAD83: LAT 32' 45' 26.3137" LONG 97' 00' 21.4566" ELEV. 491 FEET (AMSL NAVD88)

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM. BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

CONVERGENCE ANGLE: 00' 48' 53"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM APP COMMUNITY-FANEL NUMBER 48113C0295K, DATED JULY 07, 2014. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on February 15, 2018, and as to matters of record relies upon Abstractor's Certificate \$2032, dotted refervious of January 5, 2018, issued by Texas Certificate \$2032, dotted refervious of January 5, 2018, issued by Texas Certificate \$2032, dotted refervious of January 5, 2018, issued by Texas upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned of the time of said survey, (3) the courses and measured distances of the perimeter boundaries and rights—of-way ocross, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such astbock lines, Property shown hereon is accurate to the nearest source foot, and there are no discrepancies, conflicts or schortages in area or boundary lines; (4) the legal description attached to this survey occurately state the courses and measured distances found in performing the on-the-ground survey; (c) except the second of the existing recorded instruments provided, there are no (1) visible ensements or rights—of-way ocross or abutting or affecting the Lease Property; (2) essements or rights—of-way ocross or abutting or affecting the Lease Property; (2) essements or rights—of-way ocross or abutting or affecting the Lease Property; (2) essements or rights—of-way ocross or abutting or affecting the Lease Property; (2) which the undersigned has been oxided, (3) visible enconcements at the contract of the existing recorded instruments provided, there are no (11) visible encountents streets, or alleys, by any of the Lease Property building structures or other improvements situated on adjoining property; (1) no portion flood prone area designated on the most recent Flood insu

R.P.L.S. #4125

KRW JOB NO:

Webt 6313 Suite Plano.

IPLEYS 1562 SITE NAME: 1-30_RI SITE NUMBER: 301 SURVEY

TIZONY TALLOS CROSE, S VESTILE, TELES



CK KRW

SV-1





CASE LOCATION MAP Case Number: SU180605/S180604 \bigwedge_{N}

Verizon Wireless Cell Tower



Planning and Development

(972) 237-8257

www.gptx.org