

**5 FOOT EASEMENT
BEING A 479 SQUARE FOOT PART OF
LOT 1, BLOCK A, CHURCH ON THE ROCK ADDITION
SITUATED IN THE ELIZABETH LAMAR SURVEY, ABSTRACT NO. 797
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS**

BEING a 479 square foot tract of land situated in the Elizabeth Lamar Survey, Abstract Number 797, in the City of Carrollton, Dallas County, Texas, and being a part of Lot 1, Block A, Church on the Rock-North, Third Addition, an addition to the City of Carrollton, as shown to plat thereof recorded in Instrument No. 201100138878 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and also being a part of that tract of land described in the Special Warranty Deed to Carrollton RGM, LLC, as recorded in Instrument No. 201600147019, O.P.R.D.C.T., said tract being more particularly described as follows:

COMMENCING at a point for the southwest corner of said Lot 1 and an ell corner of Lot 2, Block A of said Church on the Rock-North, Third Addition plat, from which a 1/2-inch iron rod found with cap stamped "Pacheco Koch" bears North 72 degrees 30 minutes East, a distance of 0.24 feet, from said point a 1/2-inch iron rod set with cap stamped "GLD" for the southwest corner of the Carrollton Community Cemetery as shown on said Church on the Rock-North, Third Addition plat, bears South 88 degrees 18 minutes 25 seconds East, a distance of 100.92 feet, and also from said point a 1/2-inch iron rod found with cap stamped "Pacheco Koch" (controlling monument) for a northeast corner of said Lot 2 and an angle point on the east line of said Lot 1 bears South 88 degrees 18 minutes 25 seconds East, a distance of 220.97 feet, and from said iron rod found with cap, a 1/2-inch iron rod found with cap stamped "Pacheco Koch" (controlling monument) for the south corner of said Lot 1 and an east corner of said Lot 2 bears South 41 degrees 48 minutes 07 seconds East, a distance of 365.13 feet;

THENCE North 02 degrees 33 minutes 29 seconds East, with the west line of said Lot 1 and a west line of said Lot 2, a distance of 111.94 feet to a point for corner and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 02 degrees 33 minutes 29 seconds East, with the west line of said Lot 1 and west line of said Lot 2, a distance of 5.00 feet to a point for corner;

THENCE South 89 degrees 13 minutes 35 seconds East, departing the west line of said Lot 1 and west line of said Lot 2, a distance of 95.61 feet to a point for corner on an east line of said Lot 1 and the west line of said Cemetery Lot, from which a 1/2-inch iron rod set with cap stamped "GLD" for the northwest corner of said Cemetery tract bears North 00 degrees 01 minute 31 seconds West, a distance of 9.09 feet;

THENCE South 00 degrees 01 minute 31 seconds East, with the east line of said Lot 1 and the west line of said Cemetery Lot, a distance of 5.00 feet to a point for corner;

THENCE North 89 degrees 13 minutes 35 seconds West, departing the east line of said Lot 1 and the west line of said Cemetery Lot, a distance of 95.84 feet to the **POINT OF BEGINNING** and **CONTAINING**, in all, an area of 479 square feet or 0.0110 acres of land, more or less.

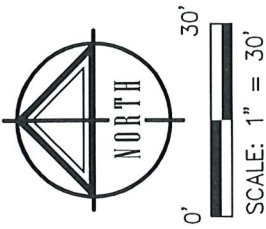
Basis of bearings is the Texas Coordinate System, North Central Texas Zone 4202 (NAD83) adjusted by a scale factor of 1.000152710 (TxDOT Collin County).

A survey map accompanies this legal description.

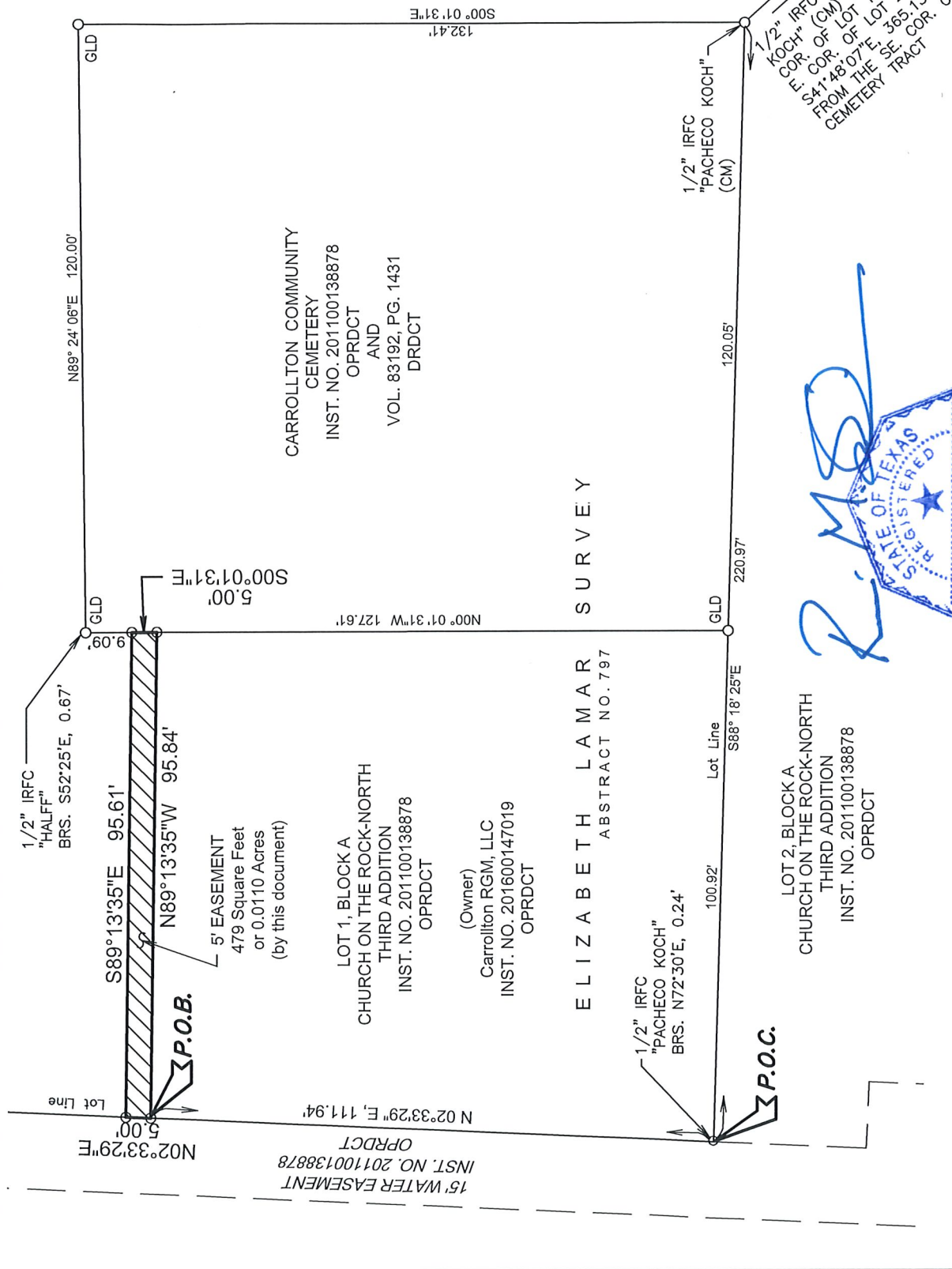

René M. Salinas
Registered Professional Land Surveyor
Texas No. 6093



3/12/2026



LEGEND:
 CM Controlling Monument
 DRDCT Deed Records of Dallas County, Texas
 INST. NO. Instrument Number
 IRF Iron Rod Found
 IRFC Iron Rod Found w/Cap
 GLD 1/2" Iron Rod Set w/"GLD" Cap
 OPRDCT Official Public Records of Dallas County, Texas
 Pg. Page
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 Vol. Volume



CARROLLTON COMMUNITY CEMETERY
 INST. NO. 201100138878
 OPRDCT AND
 VOL. 83192, PG. 1431
 DRDCT

LOT 1, BLOCK A
 CHURCH ON THE ROCK-NORTH
 THIRD ADDITION
 INST. NO. 201100138878
 OPRDCT
 (Owner)
 Carrollton RGM, LLC
 INST. NO. 201600147019
 OPRDCT

15' WATER EASEMENT
 INST. NO. 201100138878
 OPRDCT
 N 02° 33' 29" E, 111.94'
 5.00'

1/2" IRFC "PACHECO KOCH" (CM)
 Lot Line
 1/2" IRFC "PACHECO KOCH" (CM)
 COR. OF LOT 1 AND THE S. L. COR. OF LOT 2 BRS. FROM THE SE. COR. OF CEMETERY TRACT OF



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Notes:
 1. BASIS OF BEARINGS is the Texas Coordinate System of 1983, North Central Zone (4202); All distances are surface adjusted using the project scale factor of 1.000152710 (TxDOT Collin County).
 2. All corners are "point for corner", unless noted otherwise.
 3. This map to accompany legal description.

DATE: 3/12/2026
 PROJ: 5913
 PAGE 2 OF 2

Garcia Land Data, Inc.
 T 214-987-0149 6210 Campbell Rd., Ste. 110
 F 214-987-4026 Dallas, TX 75248-1388
 TBPLS Frm No. 10136500