

City of Hutchins
321 N. Main Street
P.O. Box 500
Hutchins, Texas 75141

CITY OF HUTCHINS
APPLICATION TO
BOARD OF ADJUSTMENTS

Phone - 972.225.6121
Fax No. - 972.225.5559

Application Type

Variance Request General Appeal Special Exception Other

Applicant/Owner Information

Key Contact John Gonzalez Telephone No. 214.578.1760 Fax No. _____

Address 8235 Douglas Ave., Suite 350

City Dallas State TX Zip Code 75225

Contact's Status: (check one) Owner Representative Tenant

Owner RTG Capital, LLC Telephone No. _____ Fax No. _____

Address 8235 Douglas Ave., Suite 350

City Dallas State TX Zip Code 75225

Ownership Status: (check one) Individual Trust Partnership Corporation

Property Information

Site Location See attached.

Site Street Address Various, see attached.

Subdivision _____ Lot No. _____ Block No. _____

Present Zoning _____ Present Land Use vacant, former salvage yard

Light industrial with several SUPs

Status of Project: Proposed Under Construction Existing

Have you applied for a building permit? Yes No

Has any appeal or petition been filed on this property before? No Yes Date March 16, 2026, zoning approval

Request Information

Please answer the following questions as completely as possible. Failure to fully outline the situation by answering these questions could cause unnecessary delay in evaluating your appeal.

1. Fully explain the unique conditions or circumstances that exist which are peculiar to your land, structure, or building involved that make this request necessary. The attached letter.

2. Do similar conditions exist in the area? Explain. Yes, a similar variance was respectfully requested and approved by the City of Hutchins Board of Adjustments. On February 25, 2026, the board accomodated special off street parking & loading requirements to allow drive lanes for outdoor storage at 720 Wintergreen Rd.

3. Describe how the unique conditions or circumstances do not result from your actions. Applicant is proposed ownership

Request Information, continued

4. Are other property owners in your area aware of your request?

Yes, Tuff Shed next door is supportive of the prior zoning and SUP action.

5. Is there any way to do what you want without this request? The proposed improvements to the subject property create a feasible use that will

be compatible with City of Hutchins prior requests and approvals. The proposed ownership team has worked in cooperation with the City of Hutchins

PI&Z team to work toward a desired/ feasible/ compatible use for the former LKQ Auto Salvage Yard site.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the City Secretary's office, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Board hearing shall constitute a denial by the Board. I understand the filing of fee \$250.00 (two-hundred fifty dollars) is not refundable upon withdrawal of the proposal after public notice.

Applicant Signature



Owner Signature _____

Property owner must sign the application or submit a notarized letter of authorization. Please review the acknowledgments prior to signing this application.

For Office Use Only

Application Date:

Application Fee:

BOA Hearing Date

Case No:

LKQ Addresses and Legal Description

1300 IH-45 – Highway Commercial

- 1: THOMAS FREEMAN ABST 453 PG 497
- 2: TR 18.2 **ACS 7.8516**
- 3:
- 4: VOL99182/1912 DD09081999 CO-DC

904 S IH-45 – Highway Commercial Zoning

- 1: WILLIAM GATLIN ABST 499 PG 811
- 2: TR 49 **ACS 10.4903**
- 3:
- 4: VOL2004035/03224 DD02112004 CO-DC
- 5: 0499811104900 2CU04998111

1310 S IH-45 - Highway Commercial Zoning

- 1: WILLIAM GATLIN ABST 499 PG 811
- 2: TR 48 **ACS 5.00**
- 3:
- 4: INT200600189049 DD04192006 CO-DC

Current Legal Description ¹

TRACT 2:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND CONVEYED TO T.S. MILLER, LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MILLER TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF S. INTERSTATE 45 (300' R.O.W.), SAID POINT BEING N 22°46'00" W 891.33 FT. FROM THE NORTHWEST CORNER OF MILTON TRUCK LINE ADDITION, AN ADDITION TO THE CITY OF HUTCHINS RECORDED IN VOLUME 93117, PAGE 1437, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 22°46'00" W, ALONG THE NORTHEAST LINE OF SAID S. INTERSTATE 45, A DISTANCE OF 490.64 FT. TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MILLER TRACT;

THENCE N 59°40'00" E, LEAVING THE NORTHEAST LINE OF SAID S. INTERSTATE 45 AND ALONG THE NORTH LINE OF SAID MILLER TRACT, A DISTANCE OF 910.50 FT. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 27°48'00" E, ALONG THE EAST LINE OF SAID MILLER TRACT, A DISTANCE OF 494.49 FT. TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 60°07'33" W, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 953.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 10.4903 ACRES (456, 956 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 3:

BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; AND SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

¹ See Attached Survey to tie out legal descriptions and tract numbers. Subject will be re-platted subject to zoning change approval.

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO T.F. CAMPBELL IN VOLUME O, PAGE 321, DEED RECORDS, DALLAS COUNTY, TEXAS, A FENCE CORNER;

THENCE NORTH 27 DEGREES 48 MINUTES WEST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACTS, 431.69 FEET, TO THE POINT OF BEGINNING OF THE 5.000 ACRE TRACT DESCRIBED HEREIN;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 993.15 FEET TO A POINT IN THE NORTHEAST LINE OF U.S. HIGHWAY NO. 75;

THENCE NORTH 22 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 223.27 FEET;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 973.55 FEET TO THE NORTHEAST LINE OF SAID CAMPBELL TRACT;

THENCE SOUTH 27 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 221.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

TRACT 4:

BEING A TRACT OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R.

MARRIOTT AND B.O. MARRIOTT RECORDED IN VOLUME 85121, PAGE 5536, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH ALBERT HALFF CAP AT THE SOUTHWEST CORNER OF SAID TRACT 3, SAID POINT BEING NORTH 60 DEGREES 45 MINUTES 34 SECONDS EAST, 69.56 FEET FROM A FOUND 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF INTERSTATE HIGHWAY 45 (300 FOOT R.O.W.), SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO D.R. TURNER, DATED 5/25/66, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 18 DEGREES 08 MINUTES 43 SECONDS WEST, (DEED-NORTH 18 DEGREES 52 MINUTES WEST), ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID TURNER TRACT, A DISTANCE OF 188.28 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF RAWLINS BRANCH;

THENCE ALONG THE CENTERLINE OF RAWLINS BRANCH THE FOLLOWING CALLS:

THENCE NORTH 80 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 229.82 FEET TO A POINT FOR CORNER; THENCE NORTH 11 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.39 FEET TO A POINT FOR CORNER; THENCE NORTH 16 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 439.13 FEET TO A POINT FOR CORNER; THENCE NORTH 38 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 110.67 FEET TO A POINT FOR CORNER; THENCE NORTH 3 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 41.11 FEET TO A POINT FOR CORNER; THENCE SOUTH 88 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 91.86 FEET TO A POINT FOR CORNER; THENCE SOUTH 75 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;

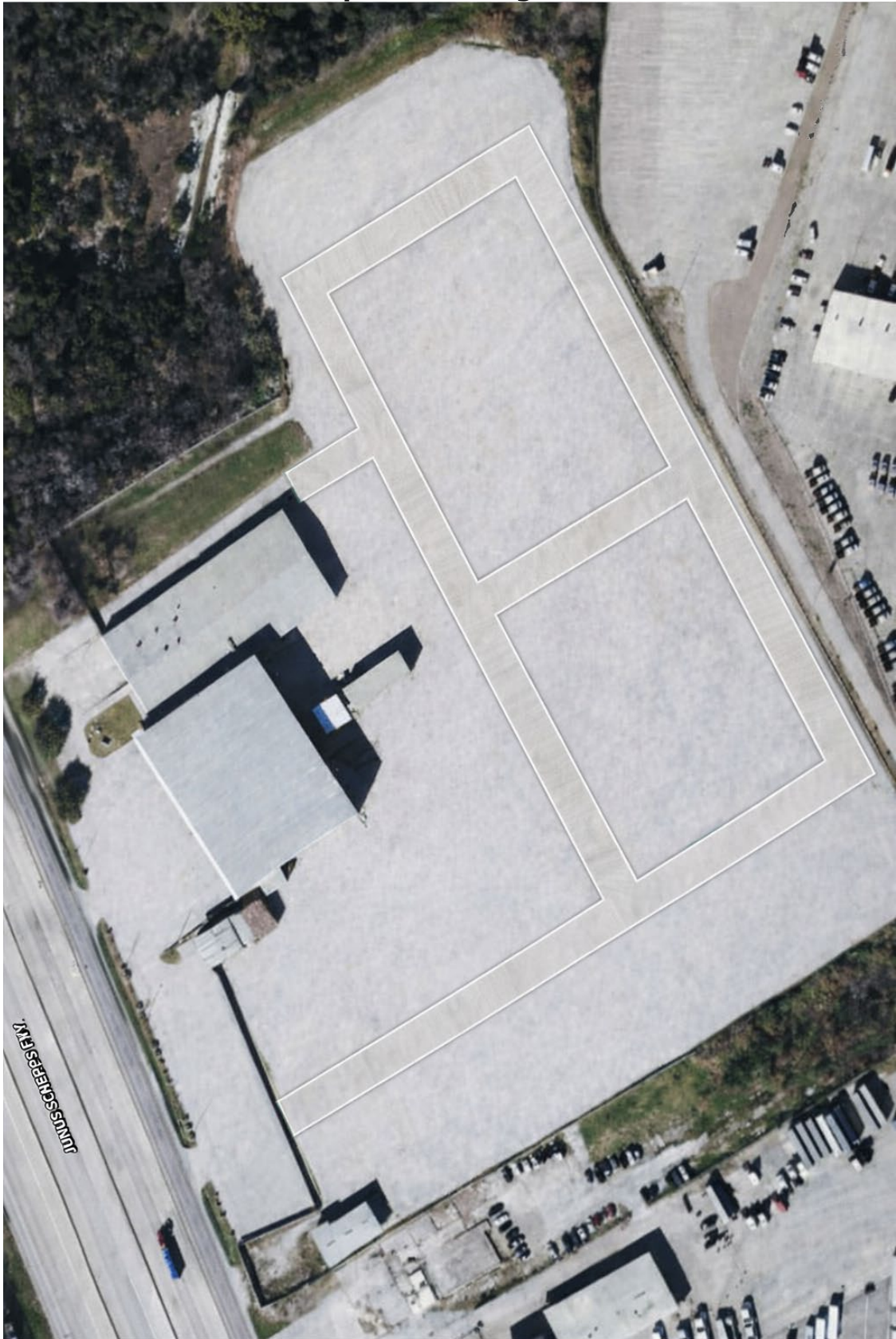
THENCE SOUTH 62 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT FOR CORNER ON A SOUTHEAST LINE OF SAID TRACT 1;

THENCE SOUTH 3 DEGREES 23 MINUTES 08 SECONDS WEST, (DEED-SOUTH 2 DEGREES 45 MINUTES WEST), LEAVING THE

CENTERLINE OF SAID RAWLINS BRANCH AND ALONG A SOUTHEAST LINE OF SAID TRACT 1, A DISTANCE OF 395.10 FEET TO A FOUND THREADED IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT 1, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF SAID MILLER TRACT;

THENCE SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACTS 1 AND 3 WITH SAID MILLER TRACT, A DISTANCE OF 840.96 FEET (DEED-848.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 7.8516 ACRES (342,016 SQUARE FEET) OF LAND, MORE OR LESS.

Proposed Paving Plan



Concept Plan



Aerial Photo (Surrounding Uses)



Variance Request Letter

(Light Industrial with Outdoor Storage / Paving Waiver Request)

City of Hutchins
City Hall
Attn: Planning & Zoning Commission
321 N. Main Street
Hutchins, Texas 75141

RE: Former LKQ Site - 1300 IH-45 - Variance Application

To Whom It May Concern:

We respectfully submit this request for a variance for the subject property located within the City of Hutchins.

Project Summary

The LKQ Former Site currently consists of a ±87,000 square foot warehouse facility situated on 28.3 acres along Interstate 45 in Hutchins, TX, a strategic infill location with excellent access to I-20 and I-45. The asset includes two distinct areas: ±41,000 SF serviced by 7 grade-level doors and ±46,000 SF with 20 dock-high doors. With 40' clear height, secured perimeter fencing, a stabilized yard, and zoning that permits outside storage, **the property is well-suited for logistics, transportation, and industrial users**. The facility benefits from its interstate frontage and significant yard-to-building ratio. The location and site characteristics are ideal for tenants requiring both warehousing and large-format outdoor storage.

The site has been **vacant for over a year** and currently represents an underutilized asset within an established industrial corridor. Our objective is to tenant the property with **low-impact, well-maintained light industrial users** that are compatible with the City's long-term land use goals while improving the appearance and functionality of the site.

Site Improvements & Commitments

We are committed to working collaboratively with the City, and we are willing to undertake the following improvements as part of this request:

- Comprehensive **site cleanup and maintenance**
- **Exterior paint** and aesthetic upgrades where applicable
- **Landscaping enhancements** along visible frontages and boundaries
- **Paved circulation lanes** in yard area for vehicle/ material handling loading and offloading
- Continued upkeep of the **existing paved frontage**, which provides approximately **132 striped parking spaces** for employees and customers and access to 27 warehouse bays.

These improvements will materially enhance the site’s visual quality and ensure it reflects positively on the surrounding area.

Intended Uses

Our focus is to attract **low-intensity, Light Industrial users** such as contractors, service-based industrial tenants, or suppliers—that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Desired Uses include service-oriented contractors with limited outdoor material storage, operating primarily during normal business hours such as:

<ul style="list-style-type: none"> • Commercial fencing & gate systems • Architectural metal / railings • Precast architectural elements • Decorative concrete / masonry products • Shade structures & canopies • Roofing systems manufacturers • Commercial window & glazing suppliers • Curtain wall / façade subcontractors • Solar mounting systems (non-retail) • Architectural millwork shops • Truss or LVL component fabricators • Custom cabinetry shops (commercial) 	<ul style="list-style-type: none"> • Engineered wood products distributor • Electrical apprenticeship programs • Welding schools • HVAC training centers • Utility workforce training yards • Electrical co-op staging • Fiber maintenance yards • Water district service centers • Traffic signal maintenance facilities • Agricultural equipment • Compact construction equipment • Specialized vehicles (utility, service bodies)
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Outdoor Storage & Paving Hardship Waiver Request

The City has indicated a preference or potential ordinance requirement for **full-site concrete paving**. We believe that concrete paving will not help facilitate the desired uses and may inhibit the desired tenancy.

A **hardship is created** as the site is a pre-existing industrial yard with legacy conditions. Full paving would:

- **disrupt existing grading,**
- **require unnecessary reconstruction of a previously functional surface,**
- **create drainage issues, and**
- **would be functionally counterproductive, as heavy materials and repeated loading activity would rapidly damage the pavement.**

The existing crushed aggregate base is extremely compacted, stable, and in good condition, and is better suited to the intended use.

The outdoor storage areas are intended primarily for material laydown, not vehicle circulation or parking, and retaining aggregate in these laydown areas allows flexibility for future tenants while avoiding unnecessary infrastructure costs that may provide no public benefit

Importantly, in addition to the proposed drive lanes, the **frontage and operational parking areas are already paved**, maintaining a clean and orderly appearance along public rights-of-way.

The petitioners respectfully request a **variance or waiver** from this requirement for the portions of the site intended for outdoor storage.

Conclusion

This request represents a balanced approach: it **reactivates a long-vacant property**, improves site aesthetics, respects the City's policy direction, and allows practical flexibility for Light Industrial users without overbuilding or over-paving the site.

We believe the proposed request is **reasonable, context-sensitive, and in the City's best interest**, and we welcome continued dialogue with staff and the Commission to address any questions or conditions.

Thank you for your time and consideration.

Respectfully submitted,



John Gonzalez
RTG Capital
8235 Douglas Ave., Suite 350
Dallas, TX 75225
Ph: [214.578.1760](tel:214.578.1760)
Email: jgonzalez@rtgcapital.com

As-Built Survey

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1 The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- THE FOLLOWING AFFECTS TRACTS 1, 2 AND 3
- 1 Easement: Electric transmission and distribution
Recorded: 11/14/1933 in Volume 1817, Page 566, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- 2 Easement: Electric transmission and distribution
Recorded: 3/5/1935 in Volume 1873, Page 603, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- 1 Easement: Electric transmission and/or distribution
Recorded: 7/8/1948 in Volume 3001, Page 95, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- 1 Easement: Electric transmission and/or distribution
Recorded: 1/18/1949 in Volume 3081, Page 488, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- 1 Easement: Communication systems
Recorded: 5/10/1950 in Volume 3301, Page 309, of the Deed Records, Dallas County, Texas.
Not shown, blanket in nature; Unable to identify location of easement.
- 1 Easement: Communication systems
Recorded: 5/15/1950 in Volume 3304, Page 600, of the Deed Records, Dallas County, Texas.
Not shown, blanket in nature; Unable to identify location of easement.
- 1 Easement: Communication systems
Recorded: 8/16/1950 in Volume 3360, Page 108, of the Deed Records, Dallas County, Texas.
Not shown, does not affect.
- 1 Easement: Communication systems
Recorded: 8/16/1950 in Volume 3360, Page 110, of the Deed Records, Dallas County, Texas.
Not shown, does not affect.
- THE FOLLOWING AFFECTS TRACT 1 ONLY
- 1 Mineral and/or royalty interest
Recorded: 1/12/2012 in County Clerk's File No. 201200009798 of the Official Public Records of Dallas County, Texas.
Not shown, blanket in nature.
- THE FOLLOWING AFFECTS TRACT 3 ONLY
- 1 Easement: Overhead electric supply and communications lines
Recorded: 9/2/1992 in Volume 92172, Page 87, of the Real Property Records, Dallas County, Texas. **Shown hereon.**
- THE FOLLOWING AFFECTS TRACT 4 ONLY
- 1 Easement: Overhead electric supply and communications lines
Recorded: 10/10/1977 in Volume 77202, Page 754, of the Real Property Records, Dallas County, Texas.
Not shown, does not affect.
- 1 Easement: Communication systems
Recorded: 10/10/1977 in Volume 77202, Page 771, of the Real Property Records, Dallas County, Texas.
Not shown, does not affect.
- 1 Terms, conditions, provisions and stipulations contained in the document entitled Affidavit to the Public evidencing an on-site wastewater treatment system or on-site sewage facility (OSSF), as recorded on 12/28/1999, in Volume 99256, Page 2475, Real Property Records, Dallas County, Texas. **Not shown, blanket in nature.**

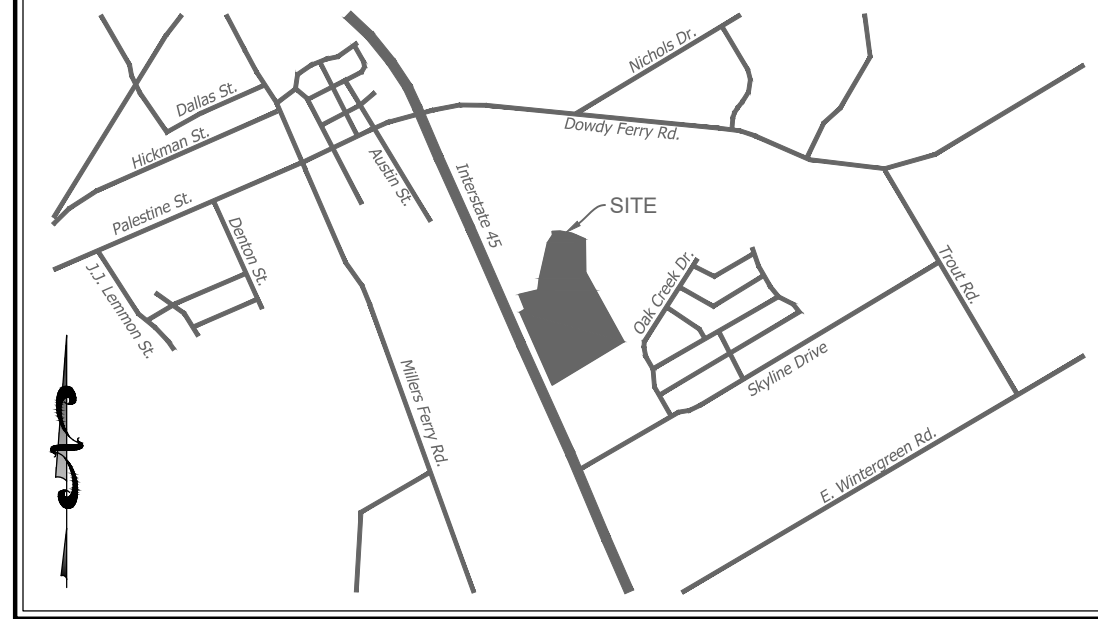
ZONING INFORMATION

Pursuant to Table A Items 6 (a) and 6 (b), Zoning data obtained from zoning report# 170554-1 dated: 02/21/24 prepared by The Planning and Zoning Resource Company, Sheri Klatt, 405-840-4344 x4424 S.Klatt@pzcr.com.

The current zoning classification for the property is Parcel 10180200 & 1049000 - "LI" Light Industrial; Parcel 10490200 & 10480000 - "HC" Highway Commercial; Parcel 10490100 - Unincorporated - No Zoning.

Item	Required	Conforming Y/N
FRONT SETBACK	LI: 50 FEET	YES
SIDE/REAR SETBACK	LI: 25 FEET	YES
BUILDING HEIGHT	LI: 3 stories/45 FEET; HC: 8 stories	YES
MINIMUM LOT AREA	LI: 20,000 SF; HC: 10,000 SF	YES
MINIMUM LOT WIDTH	LI: 100 FEET; HC: 80 FEET	YES
MAXIMUM LOT COVERAGE	LI: 65%; HC: 50%	YES
PARKING	1 per 500 SF (min. 5); 1 truck; 1 bay; 1 tow	YES

VICINITY MAP - NOT TO SCALE



UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

MISCELLANEOUS NOTES

- MN1 Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldens.com.
- MN2 Pursuant to Table A Item 2, The address of 904, 1080, 1300 & 1310 S. Interstate 45 Service Road, Hutchins, Texas 75141 was posted on signage on the surveyed property.
- MN3 Pursuant to Table A Item 4, The surveyed property contains a total area of 1,233,670 Sq. Ft. or 28.3212 Acres, more or less.
- MN4 Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- MN5 The Property has direct access to S. Interstate 45 Service Road, being a dedicated public street.
- MN6 Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 153, including 2 designated handicap spaces.
- MN7 Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- MN8 Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- MN9 The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of S. Interstate 45 Service Road and Skyline Drive is located 1009' from the S/E corner of subject property.
- MN10 Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- MN11 Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- MN12 Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- MN13 At the time of the survey, there was no observed evidence of substantial areas of refuse.
- MN14 Ownership of fences, if any, was not determined under the scope of this survey.
- MN15 At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- MN16 The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- MN17 A assumed bearing of North 23° 51' 05" East as the Southwest line of the subject property per Texas State Plane Grid Texas North Central was used as the basis of bearing for this survey.
- MN18 All unit of measurements are US Survey feet (Ground).

LEGEND OF SYMBOLS & ABBREVIATIONS

- ☉ POWER POLE
- ☼ LIGHT POLE
- ⊕ GUY ANCHOR
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC BOX
- ⊞ ELEC. TRANSFORMER
- ⊞ ELEC. MANHOLE
- ⊞ ELEC. PEDESTAL
- ⊞ ELEC. PULL BOX
- ⊞ SPOT LIGHT
- ⊞ SANITARY SEWER MANHOLE
- ⊞ SANITARY SEWER CLEANOUT
- ⊞ STORM SEWER MANHOLE
- ⊞ TELEPHONE MARKER
- ⊞ TELEPHONE RISER
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE PULL BOX
- ⊞ CABLE TV PEDESTAL
- ⊞ CABLE TV MARKER
- ⊞ CABLE TV PULL BOX
- ⊞ FIBER OPTIC MARKER
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ SPRINKLER HEAD
- ⊞ BOLLARD
- ⊞ FIRE DEPARTMENT CONNECT
- ⊞ PROPANE TANK
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- OHE — OVERHEAD POWERLINE
- X — BARBED WIRE FENCE
- I — IRON FENCE
- S.I.P.-SET IRON PIN
- F.I.P.-FOUND IRON PIN
- B.U.L.-BUILDING LIMIT LINE
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WADERS BOTH BEING STAMPED "D&E RPLS 6904" UNLESS NOTED OTHERWISE
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ GAS MARKER
- ⊞ OIL PIPELINE MARKER
- ⊞ SIGN
- ⊞ FIRE HYDRANT
- ⊞ WATER MANHOLE
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ DOWN SPOUT
- ⊞ AIR CONDITIONER
- ⊞ TRAFFIC SIGNAL
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ PEDESTRIAN CROSSING SIGNAL
- ⊞ GREASE TRAP
- ⊞ MAIL BOX
- ⊞ FLAG POLE
- ⊞ SECTION CORNER
- ⊞ QUARTER CORNER
- ⊞ SET IRON PIN W/CAP
- ⊞ SET MAG NAIL W/WASHER
- ⊞ FOUND MONUMENT
- ⊞ RIGHT OF WAY MARKER
- ⊞ TREE
- ⊞ BUSH
- ⊞ YARD HYDRANT/SPICKET
- ⊞ BENCHMARK
- FO — FIBER OPTIC LINE
- — PROPERTY LINE
- — LOT LINE
- — EASEMENT LINE
- — SECTION LINE
- — CHAIN LINK FENCE
- — WOOD PANEL FENCE
- — GUARD RAIL
- CGMP-CORRUGATED METAL PIPE
- RCP-REINFORCED CONCRETE PIPE
- U/E-UTILITY EASEMENT

RECORD DESCRIPTION

TRACT 1:
BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO T.F. CAMPBELL RECORDED IN VOLUME O, PAGE 321, DEED RECORDS, DALLAS COUNTY, TEXAS, AN IRON ROD AT A FENCE CORNER; THENCE N 27° 48' 00" W, ALONG AN OLD FENCE AND HEDGE ON THE NORTHEAST LINES OF SAID CAMPBELL TRACTS, 653.35 FT. TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S 60° 00' 00" W, 973.55 FT. TO A POINT IN THE NORTHEAST LINE OF US HIGHWAY NO. 75;
THENCE N 22° 46' 00" W, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 227.85 FT.;
THENCE N 60° 00' 00" E, 953.54 FT. TO A POINT IN THE NORTHEAST LINE OF SAID CAMPBELL TRACT, THENCE S 27° 48' 00" E, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 226.21 FT. TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

SAID PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:
BEING A 5.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN 1,476.13 ACRE SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMIE LOIS PHELPS, AS RECORDED IN INSTRUMENT NO. 201100189400, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD AT THE WEST CORNER OF SAID PHELPS TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LKQ AUTO PARTS OF NORTH TEXAS, L.P., AS RECORDED IN VOLUME 2004035, PAGE 3224, SAID DEED RECORDS, SAID IRON ROD BEING ON THE NORTHEAST LINE OF INTERSTATE 45 S.;

THENCE NORTH 60° 00' 00" EAST, A DISTANCE OF 953.54 FEET ALONG THE COMMON LINE OF SAID PHELPS AND LKQ TRACTS TO A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 81° 01' 12" EAST, A DISTANCE OF 0.64 OF ONE FOOT, SAID POINT BEING THE NORTH CORNER OF SAID PHELPS TRACT AND THE EAST CORNER OF SAID LKQ TRACT, AND BEING ON THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO COVENANT TRANSPORT, INC., AS RECORDED IN VOLUME 2003078, PAGE 12512, SAID DEED RECORDS;

THENCE SOUTH 27° 48' 00" WEST, A DISTANCE OF 226.21 FEET ALONG THE COMMON LINE OF SAID PHELPS AND COVENANT TRANSPORT TRACTS TO A SET 1/2-INCH IRON ROD AT THE EAST CORNER OF SAID PHELPS TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LKQ AUTO PARTS OF NORTH TEXAS, L.P., AS RECORDED IN INSTRUMENT NO. 200600189049, SAID DEED RECORDS;

THENCE SOUTH 60° 00' 00" WEST, A DISTANCE OF 973.55 FEET ALONG THE COMMON LINE OF SAID PHELPS AND LKQ (200600189049) TRACTS TO A UTILITY POLE AT THE SOUTH CORNER OF SAID PHELPS TRACT AND THE WEST CORNER OF SAID LKQ TRACT (200600189049), SAID POLE BEING ON THE AFORESAID NORTHEAST LINE OF INTERSTATE 45 S.;

THENCE NORTH 22° 46' 00" WEST (BASIS OF BEARING FROM AFORESAID DEED 201100190400), A DISTANCE OF 227.85 FEET ALONG SAID NORTHEAST LINE TO THE POINT OF BEGINNING AND CONTAINING 217.797 SQUARE FEET OR 5.00 ACRES OF LAND.

TRACT 2:
BEING A TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND CONVEYED TO T. S. MILLER, LTD., RECORDED IN VOLUME 98237, PAGE 6044, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MILLER TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF S. INTERSTATE 45 (300' R.O.W.), SAID POINT BEING N 22°46'00" W 891.33 FT. FROM THE NORTHWEST CORNER OF MILTON TRUCK LINE ADDITION, AN ADDITION TO THE CITY OF HUTCHINS RECORDED IN VOLUME 93117, PAGE 1437, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 22°46'00" W, ALONG THE NORTHEAST LINE OF SAID S. INTERSTATE 45, A DISTANCE OF 490.64 FT. TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MILLER TRACT;

THENCE N 89°40'00" E, LEAVING THE NORTHEAST LINE OF SAID S. INTERSTATE 45 AND ALONG THE NORTH LINE OF SAID MILLER TRACT, A DISTANCE OF 910.50 FT. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 27°48'00" E, ALONG THE EAST LINE OF SAID MILLER TRACT, A DISTANCE OF 494.49 FT. TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 60°07'33" W, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 953.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 10.4903 ACRES (456, 956 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 3:
BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; AND SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO T.F. CAMPBELL IN VOLUME O, PAGE 321, DEED RECORDS, DALLAS COUNTY, TEXAS, A FENCE CORNER;

THENCE NORTH 27 DEGREES 48 MINUTES WEST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACTS, 431.69 FEET, TO THE POINT OF BEGINNING OF THE 5.000 ACRE TRACT DESCRIBED HEREIN;
THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 993.15 FEET TO A POINT IN THE NORTHEAST LINE OF U.S. HIGHWAY NO. 75.

THENCE NORTH 22 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 223.27 FEET;
THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 973.55 FEET TO THE NORTHEAST LINE OF SAID CAMPBELL TRACT;
THENCE SOUTH 27 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 221.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 4:
BEING A TRACT OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R. MARRIOTT AND B.O. MARRIOTT RECORDED IN VOLUME 85121, PAGE 5536, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH ALBERT HALFF CAP AT THE SOUTHWEST CORNER OF SAID TRACT 3, SAID POINT BEING NORTH 60 DEGREES 45 MINUTES 34 SECONDS EAST, 69.56 FEET FROM A FOUND 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF INTERSTATE HIGHWAY 45 (300 FOOT R.O.W.), SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO D.R. TURNER, DATED 5/25/66, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 18 DEGREES 08 MINUTES 43 SECONDS WEST, (DEED-NORTH 18 DEGREES 52 MINUTES WEST), ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID TURNER TRACT, A DISTANCE OF 188.28 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF RAWLINS BRANCH;

THENCE ALONG THE CENTERLINE OF RAWLINS BRANCH THE FOLLOWING CALLS:
THENCE NORTH 80 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 229.82 FEET TO A POINT FOR CORNER;
THENCE NORTH 11 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.39 FEET TO A POINT FOR CORNER;
THENCE NORTH 16 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 439.13 FEET TO A POINT FOR CORNER;
THENCE NORTH 38 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 110.67 FEET TO A POINT FOR CORNER;
THENCE NORTH 3 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 41.11 FEET TO A POINT FOR CORNER;
THENCE SOUTH 88 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 91.86 FEET TO A POINT FOR CORNER;
THENCE SOUTH 75 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;
THENCE SOUTH 62 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 167.86 FEET TO A POINT FOR CORNER ON A SOUTHEAST LINE OF SAID TRACT 1;

THENCE SOUTH 3 DEGREES 23 MINUTES 08 SECONDS WEST, (DEED-SOUTH 2 DEGREES 45 MINUTES WEST), LEAVING THE CENTERLINE OF SAID RAWLINS BRANCH AND ALONG A SOUTHEAST LINE OF SAID TRACT 1, A DISTANCE OF 395.10 FEET TO A FOUND THREADED IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT 1, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF SAID MILLER TRACT;

THENCE SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACTS 1 AND 3 WITH SAID MILLER TRACT, A DISTANCE OF 840.96 FEET (DEED-848.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 7.8516 ACRES (342,016 SQUARE FEET) OF LAND, MORE OR LESS.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. 23-1550-TX, Dated November 21, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
Alterra - Hutchins
NV5 Project No. 202304488-001

904, 1080, 1300 & 1310 S. Interstate 45 Service Road, Hutchins, TX 75141

Based upon Title Commitment No. 23-1550-TX
of First American Title Insurance Company
Bearing an effective date of November 21, 2023

Surveyor's Certification

To: First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 2/6/2024.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: February 8, 2024
Date of last revision: February 21, 2024
Network Project No. 202304488-001-RLS

Golden Job No: 241181



Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com mayhewelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
02/08/2024	FIRST DRAFT		
02/16/2024	NETWORK COMMENTS		
02/21/2024	ZONING		
FIELD WORK:	DRAFTED: BT	CHECKED BY: TD	FB & PG.

SIGNIFICANT OBSERVATIONS

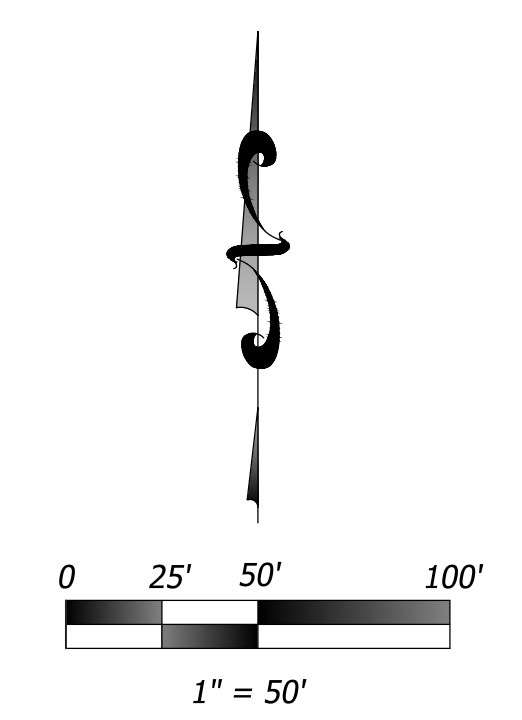
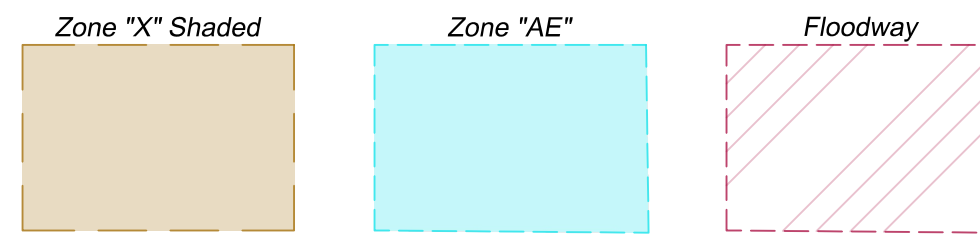
No significant observations were made at the time of the survey.

LEGAL

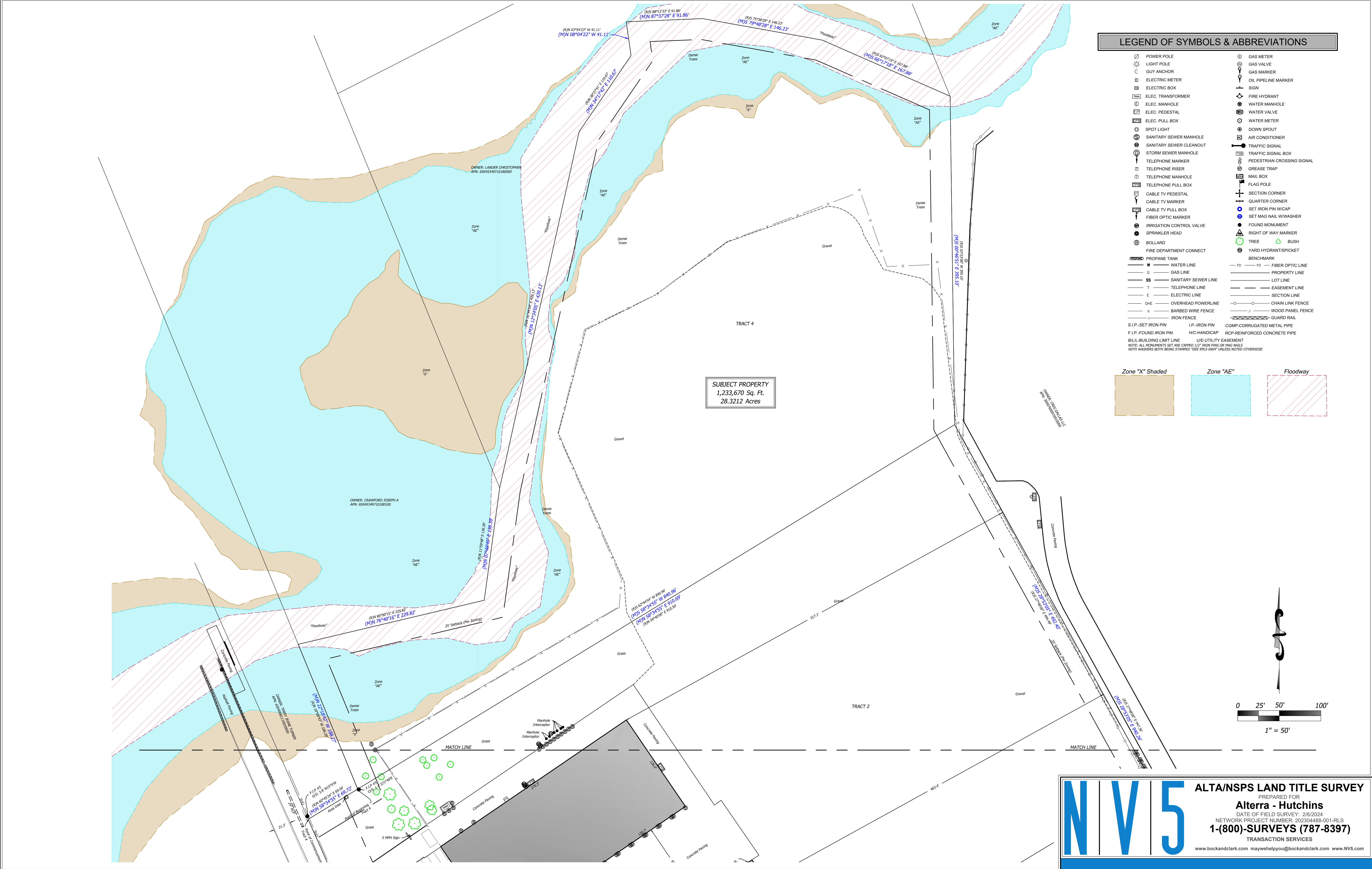
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

LEGEND OF SYMBOLS & ABBREVIATIONS

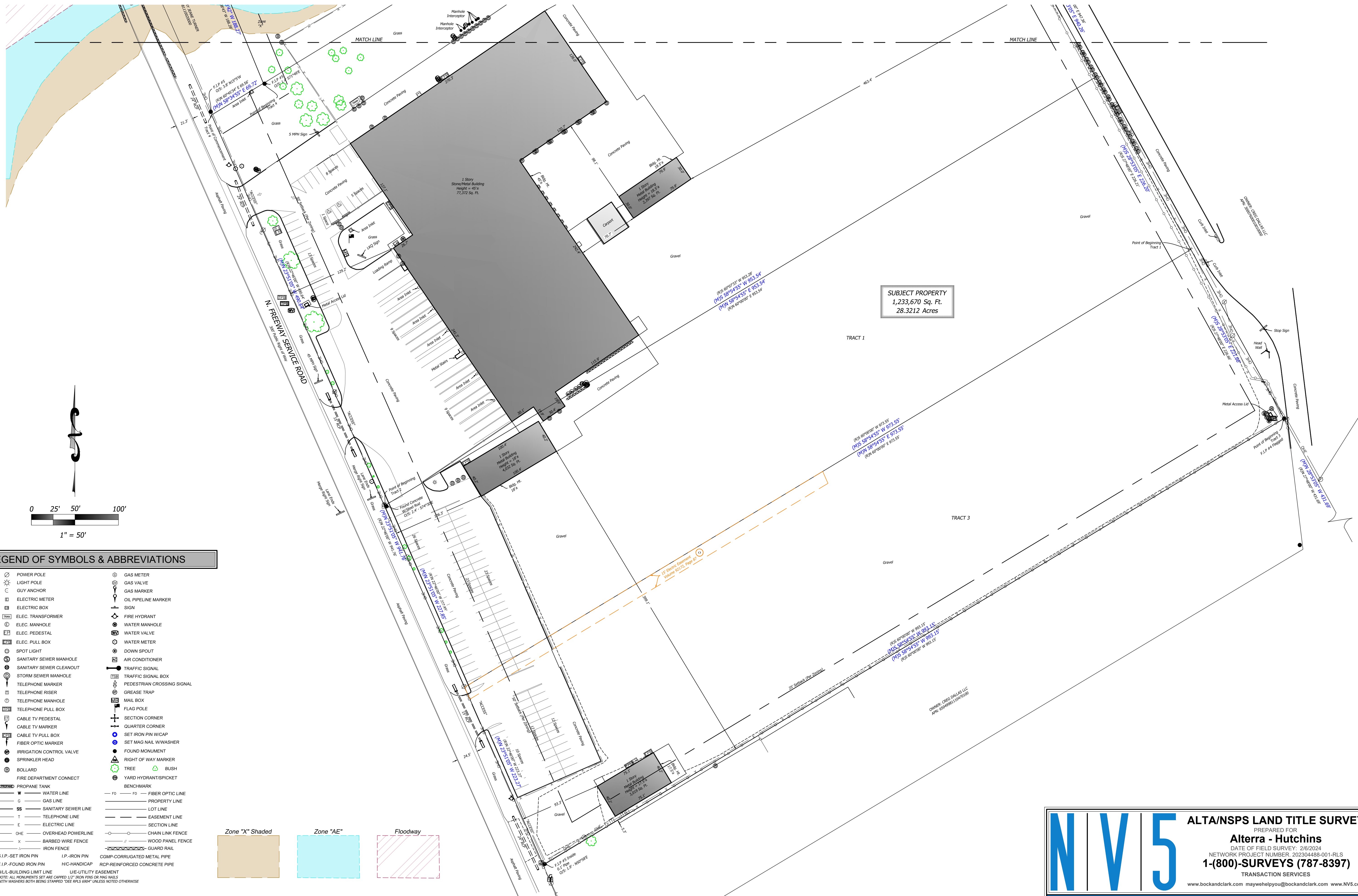
- | | |
|--------------------------------|-------------------------------------|
| ☉ POWER POLE | ⊗ GAS METER |
| ⊛ LIGHT POLE | ⊗ GAS VALVE |
| ⊙ GUY ANCHOR | ⊗ GAS MARKER |
| ⊞ ELECTRIC METER | ⊗ OIL PIPELINE MARKER |
| ⊞ ELECTRIC BOX | ⊗ SIGN |
| ⊞ ELEC. TRANSFORMER | ⊗ FIRE HYDRANT |
| ⊞ ELEC. MANHOLE | ⊗ WATER MANHOLE |
| ⊞ ELEC. PEDESTAL | ⊗ WATER VALVE |
| ⊞ ELEC. PULL BOX | ⊗ WATER METER |
| ⊞ SPOT LIGHT | ⊗ DOWN SPOUT |
| ⊞ SANITARY SEWER MANHOLE | ⊗ AIR CONDITIONER |
| ⊞ SANITARY SEWER CLEANOUT | ⊗ TRAFFIC SIGNAL |
| ⊞ STORM SEWER MANHOLE | ⊗ TRAFFIC SIGNAL BOX |
| ⊞ TELEPHONE MARKER | ⊗ PEDESTRIAN CROSSING SIGNAL |
| ⊞ TELEPHONE RISER | ⊗ GREASE TRAP |
| ⊞ TELEPHONE MANHOLE | ⊗ MAIL BOX |
| ⊞ TELEPHONE PULL BOX | ⊗ FLAG POLE |
| ⊞ CABLE TV PEDESTAL | ⊗ SECTION CORNER |
| ⊞ CABLE TV MARKER | ⊗ QUARTER CORNER |
| ⊞ CABLE TV PULL BOX | ⊗ SET IRON PIN W/CAP |
| ⊞ FIBER OPTIC MARKER | ⊗ SET MAG NAIL W/WASHER |
| ⊞ IRRIGATION CONTROL VALVE | ⊗ FOUND MONUMENT |
| ⊞ SPRINKLER HEAD | ⊗ RIGHT OF WAY MARKER |
| ⊞ BOLLARD | ⊗ TREE |
| ⊞ FIRE DEPARTMENT CONNECT | ⊗ BUSH |
| ⊞ PROPANE TANK | ⊗ YARD HYDRANT/SPICKET |
| ⊞ W WATER LINE | ⊗ BENCHMARK |
| ⊞ G GAS LINE | ⊗ FIBER OPTIC LINE |
| ⊞ SS SANITARY SEWER LINE | ⊗ PROPERTY LINE |
| ⊞ T TELEPHONE LINE | ⊗ LOT LINE |
| ⊞ E ELECTRIC LINE | ⊗ EASEMENT LINE |
| ⊞ OHE OVERHEAD POWERLINE | ⊗ SECTION LINE |
| ⊞ X BARBED WIRE FENCE | ⊗ CHAIN LINK FENCE |
| ⊞ IRON FENCE | ⊗ WOOD PANEL FENCE |
| ⊞ I.P. - SET IRON PIN | ⊗ GUARD RAIL |
| ⊞ F.I.P. - FOUND IRON PIN | ⊗ I.P. - IRON PIN |
| ⊞ B.L.L. - BUILDING LIMIT LINE | ⊗ CGMP - CORRUGATED METAL PIPE |
| | ⊞ R.C.P. - REINFORCED CONCRETE PIPE |



SUBJECT PROPERTY
1,233,670 Sq. Ft.
28.3212 Acres

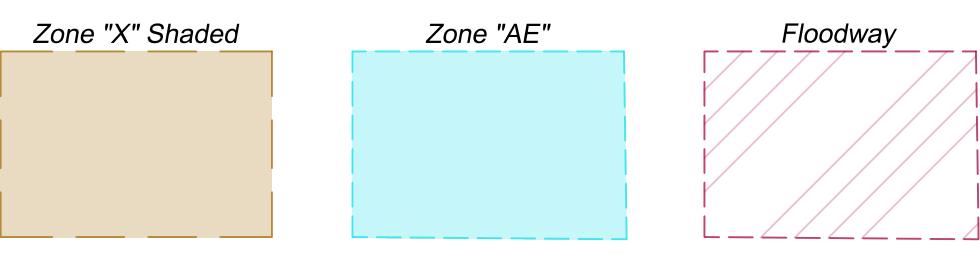


NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Alterra - Hutchins
 DATE OF FIELD SURVEY: 2/6/2024
 NETWORK PROJECT NUMBER: 202304488-001-RLS
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|----------------------------|--------------------------------|
| ⊙ POWER POLE | ⊙ GAS METER |
| ⊙ LIGHT POLE | ⊙ GAS VALVE |
| ⊙ GUY ANCHOR | ⊙ GAS MARKER |
| ⊙ ELECTRIC METER | ⊙ OIL PIPELINE MARKER |
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| — W — WATER LINE | — FO — FIBER OPTIC LINE |
| — G — GAS LINE | — — PROPERTY LINE |
| — SS — SANITARY SEWER LINE | — — LOT LINE |
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| — — IRON FENCE | — — GUARD RAIL |
| S.I.P. - SET IRON PIN | I.P. - IRON PIN |
| F.I.P. - FOUND IRON PIN | H.C. - HANDICAP |
| | CGMP - CORRUGATED METAL PIPE |
| | RCP - REINFORCED CONCRETE PIPE |
| B/L - BUILDING LIMIT LINE | U/E - UTILITY EASEMENT |
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS ON HOAG NAILS WITH WASHERS BOTH BEING STAMPED "D&S 6904" UNLESS NOTED OTHERWISE



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