

- LEASED
- WORKING
- AVAILABLE

T-1 N.22°04'06"W. 6.01'

18.456 Acres  
Wal-Mart Real Estate  
Business Trust  
Volume 2003009, Page 404B  
(DRDCT)

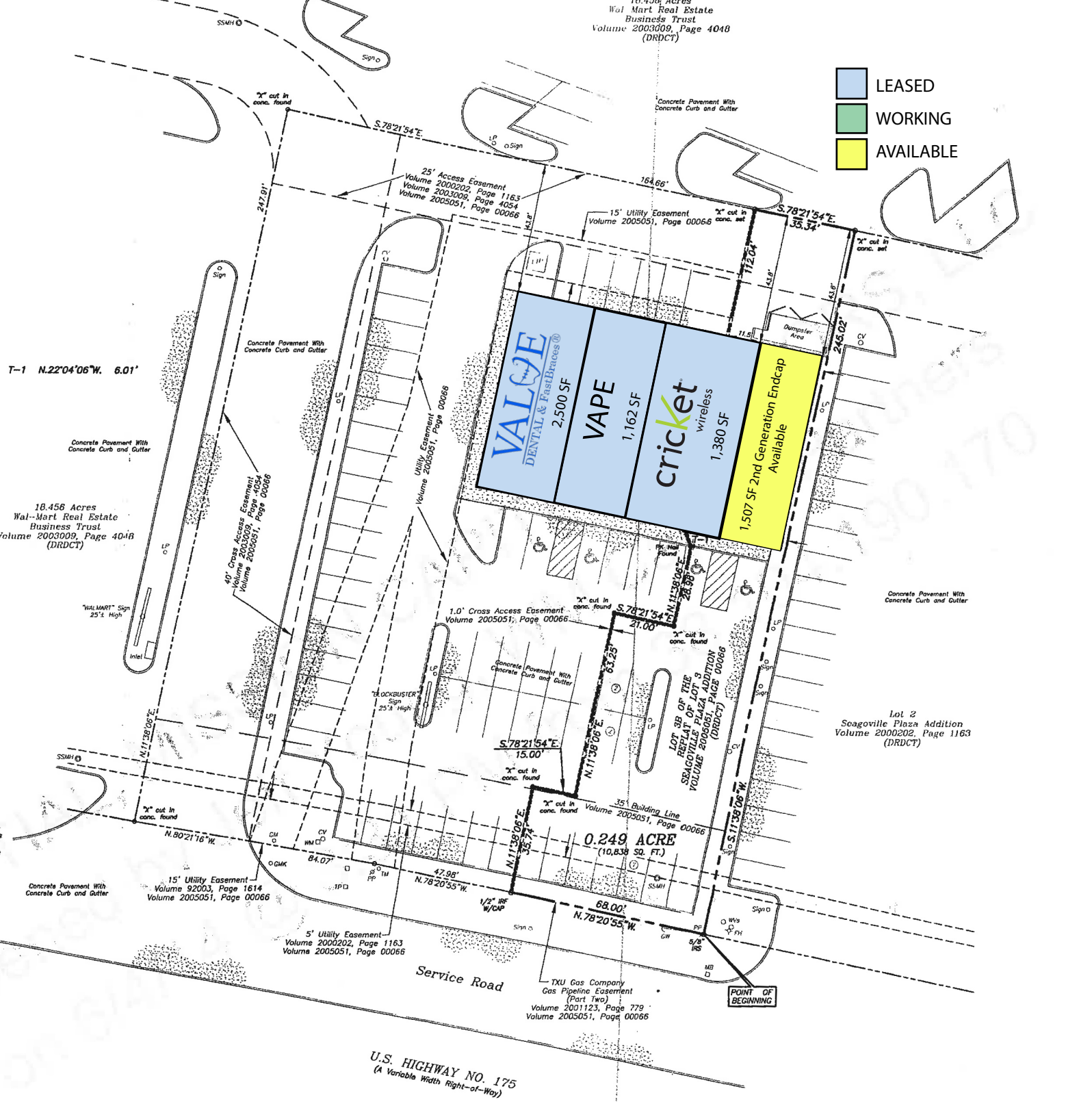
"WALMART" Sign  
25'± High

"TRUCKBUSTER" Sign  
25'± High

15' Utility Easement  
Volume 92003, Page 1614  
Volume 2005051, Page 00066

5' Utility Easement  
Volume 2000202, Page 1163  
Volume 2005051, Page 00066

U.S. HIGHWAY NO. 175  
(A Variable Width Right-of-Way)



Service Road

TXU Gas Company  
Gas Pipeline Easement  
(Part Two)  
Volume 2001123, Page 779  
Volume 2005051, Page 00066

POINT OF BEGINNING

Lot 2  
Seagoville Plaza Addition  
Volume 2000202, Page 1163  
(DRDCT)

0.249 ACRE  
(10,839 SQ. FT.)

LOT 2B OF THE  
REPLAT OF LOT 9  
SEAGOVILLE PLAZA ADDITION  
VOLUME 2000202, PAGE 00066  
(DRDCT)

40' Cross Access Easement  
Volume 2000202, Page 1163  
Volume 2005051, Page 00066

Utility Easement  
Volume 2005051, Page 00066

15' Utility Easement  
Volume 2005051, Page 00066

"X" cut in conc. found

Concrete Pavement With  
Concrete Curb and Gutter

Concrete Pavement With  
Concrete Curb and Gutter

Concrete Pavement With  
Concrete Curb and Gutter

Concrete Pavement With  
Concrete Curb and Gutter

Concrete Pavement With  
Concrete Curb and Gutter

Concrete Pavement With  
Concrete Curb and Gutter

5' Utility Easement  
Volume 2000202, Page 1163  
Volume 2005051, Page 00066

S.78°21'54"E

164.66'

S.78°21'54"E  
35.34'

247.91'

25' Access Easement  
Volume 2000202, Page 1163  
Volume 2003009, Page 4054  
Volume 2005051, Page 00066

15' Utility Easement  
Volume 2005051, Page 00066

"X" cut in conc. set

"X" cut in conc. set

Sign

VALVE  
DENTAL & FastBraces®  
2,500 SF

VAPE  
1,162 SF

cricket  
wireless  
1,380 SF

1,507 SF 2nd Generation Endcap  
Available

Dumper Area

Inlet

"TRUCKBUSTER" Sign  
25'± High

S.78°21'54"E  
15.00'

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found

"X" cut in conc. found