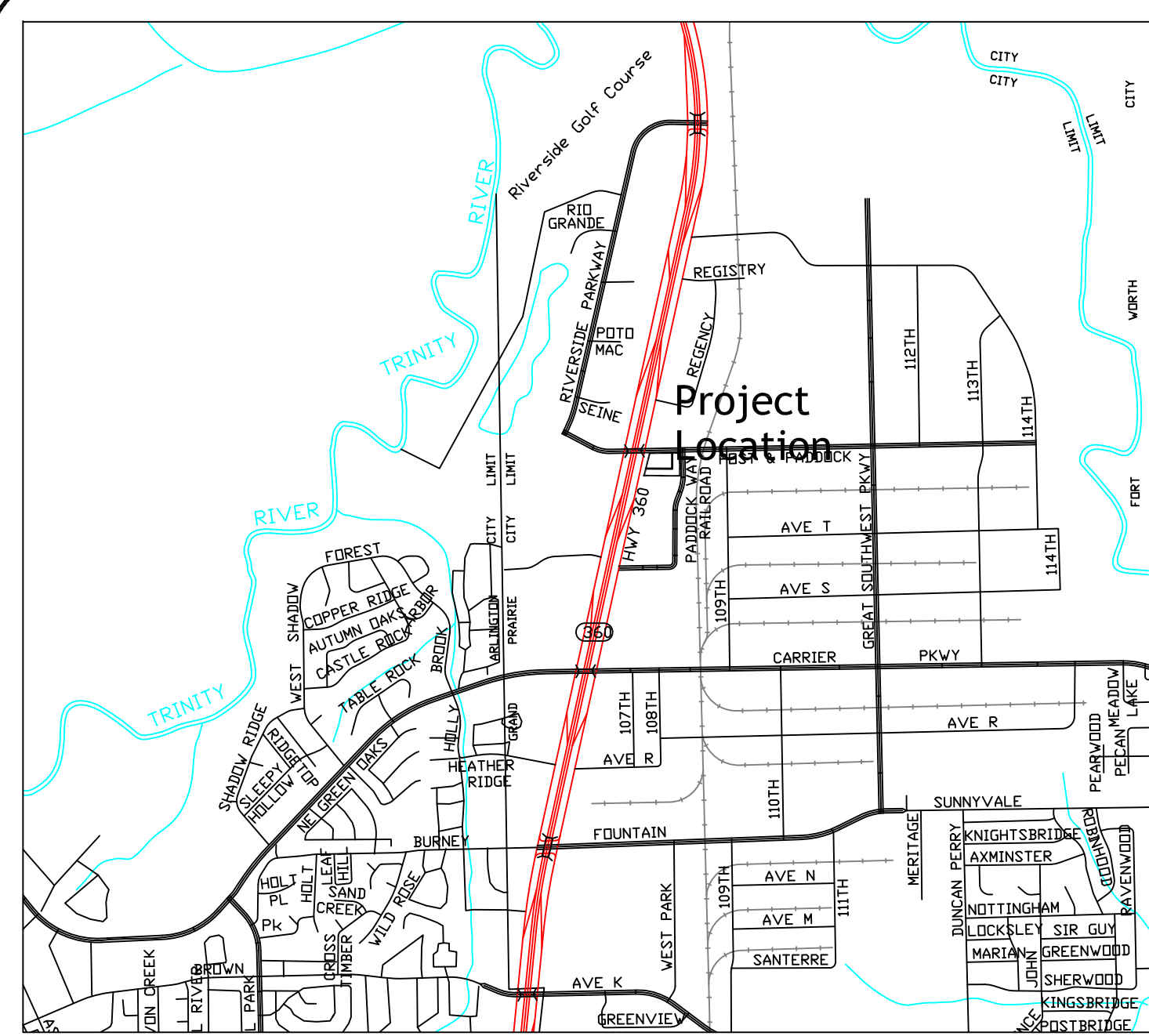
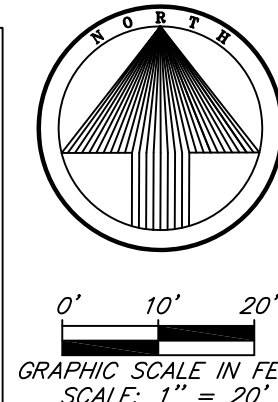


Z:\MBD\_RPLS7\2322 N Hwy 360\2322 N Hwy 360 Working Survey3.dwg modified by RPLS7 at Apr 19, 2023 - 11:03am

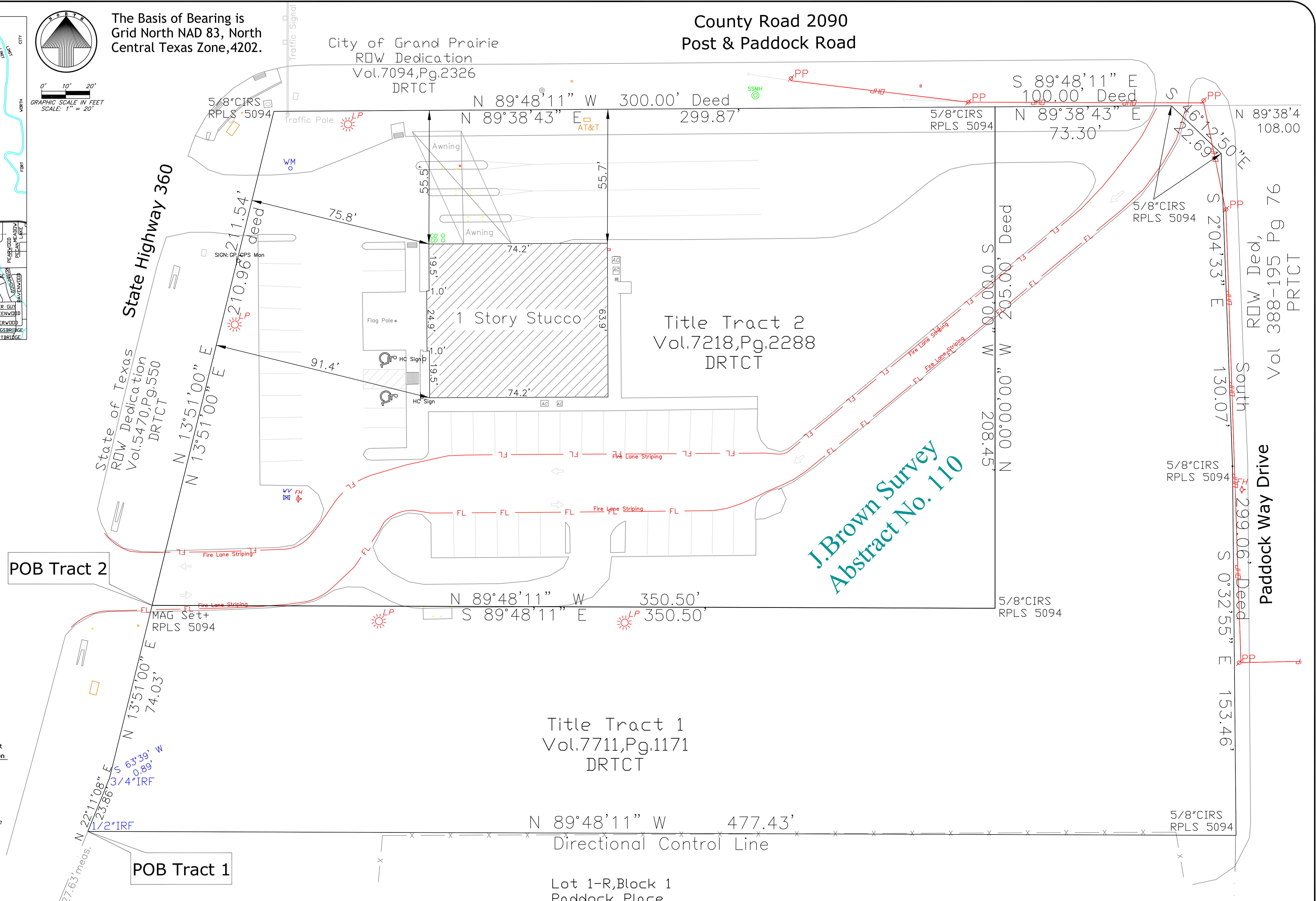


VICINITY MAP Scale: 1'=2000'



The Basis of Bearing is Grid North NAD 83, North Central Texas Zone, 4202.

County Road 2090  
Post & Paddock Road  
City of Grand Prairie  
ROW Dedication  
Vol.7094, Pg.2326  
DRTCT



J. Brown Survey  
Abstract No. 110

LEGEND	
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BACK FLOW VALVE
	LIGHT POLE
	GAS METER
	DUMPSTER
	POWER POLE
	ELECT. TRANSFORMER
	PROPERTY LINE
	CAPPED IRON ROD FOUND as Noted
	OVER HEAD POWERLINE
	CABLE TV BOX
	DEED RECORDS TARRANT COUNTY, TEXAS
	TELEPHONE PEDESTAL
	SIGN AS DESCRIBED
	FIRE LANE STRIPING
	HANDI-CAP SYMBOL

Schedule B for GF No 4712021768

13. Easement to Texas Electric Service Company, recorded in Volume 7237, Page 2131, Deed Records, Tarrant County, Texas. Affects subject tracts as a "Blanket Type" of easement that can't be graphically depicted on the survey drawing.

General Survey Notes:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas and the Relative Positional Precision criteria per ALTA/NSPS 2021 Standards.
- The Basis of Bearing is Grid North, NAD 83, North Central Texas Zone, 4202.
- The property described hereon is the same as the property described in Title Commitment GF No. 4712021768 with an effective date of March 5, 2023 and issued on April 4, 2023 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an areas having a Zone Designation X (Unshaded/500 year), areas determined to be outside the 0.2% annual chance floodplain by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48439C0245L, with a revised date of March 21, 2019, for Community No.485472, in Tarrant County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to a dedicated public street or highway.
- There is 1 Building with 42 striped parking spaces and 2 Handicapped spaces on the subject property.
- There is no observed evidence of current earth moving work, building construction and building additions.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note: The utilities shown have been located from above ground evidence only. The surveyor makes no guarantee that any 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. The surveyor has not physically located the underground utilities.

SURVEYOR'S CERTIFICATE

To: Texas Bank, Texas Bank of Grand Prairie, SES Investment Group, LLC & Chicago Title Insurance 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.

The field work was completed on March 22, 2023  
Site revisited on March 29, 2023 for visual inspection of recent changes

Date of Plat or Map: April 19, 2023

Michael B.H. Davis - Signed & Sealed April 19, 2023  
Texas R.P.L.S. No. 5094  
Firm Registration Certificate Number: 10135300



ALPHA LAND SURVEYING, INC.

969 Elkin Lane  
Keller, Texas 76262-4941  
Phone: 817-614-8017  
Fax: 817.3795696  
Firm Registration Certificate Number: 10135300  
mbd7@gte.net

ALTA/NSPS LAND TITLE SURVEY

of  
Two tracts of land out of the  
Jothan Brown Survey  
Abstract No. 110  
City of Grand Prairie  
Tarrant County, Texas  
Revised: April 19, 2023

There's separate sheets that contain the written descriptions for these two tracts. GF. No. 4712021768 Sheet No. 1 of 3