

STATE OF TEXAS
COUNTY OF DALLAS

I, Ben D. Rychlik, Registered Professional Land Surveyor No. 1630 do hereby certify that this survey was performed August 19, 2020 in connection with the transaction for Waters Brothers, LLP, City of Hope Project, and Independence Title Company as described in G.F. No. 2028637-SMDF. USE OF THIS SURVEY FOR ANY OTHER TRANSACTIONS OR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. FURTHER, COMPENSATION SHALL BE MADE TO THE UNDERSIGNED FOR USE OF THIS SURVEY FOR OTHER TRANSACTIONS. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey made on the ground by me or under my supervision, property is subject to any and all easements, reservations and restrictions that may be of record; visible and apparent easements are as shown, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, except as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

The property is not situated in a 100-year flood plain area (Zone X) per FIRM Community Panel No. 48113C0485 J, Effective Date: August 23, 2001.

DESCRIPTION OF PROPERTY

BEING a tract of land situated in the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, being part of Lots 4, 5 and 6, Block 2/5888 1/2 of R.C. Day Estate, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 333 of the Map Records of Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a point in the East line of Cedar Crest Boulevard, (a variable width R.O.W.), said point being the Southwest corner of said Lot 6, said point being the Northwest corner of a visibility cutback for the said East line of Cedar Crest Boulevard with the Northwest line of Birdsong Drive, (a 50' R.O.W.), an "x" found in concrete for corner;
THENCE: North 30 deg. 26 min. 57 sec. East, with the said East line of Cedar Crest Boulevard, a distance of 275.51 feet to the beginning of a curve to the left, having a central angle of 11 deg. 45 min. 00 sec., a radius of 1,176.76 feet, a chord bearing of North 24 deg. 34 min. 27 sec. East, a chord distance of 240.90 feet, an "x" found in concrete for corner;
THENCE: Northeastly, with the said East line of Cedar Crest Boulevard, an arc distance of 241.33 feet to the end of said curve, an "x" found in concrete for corner;
THENCE: North 18 deg. 41 min. 57 sec. East, a distance of 95.82 feet to the Southwest corner of a tract of land conveyed to AMA Corporation, by deed recorded in Instrument 201200159038, Real Property Records Dallas County, Texas, an "x" found in concrete for corner;
THENCE: South 68 deg. 20 min. 28 sec. East, with the South line of said AMA tract, a distance of 182.31 feet to a point in the West line of a 7.5' alley, from which a fence line post bears South 85 deg. 18 min. East, a distance of 0.46 feet;
THENCE: South 20 deg. 02 min. 51 sec. West, with the West line of said 7.5' alley, a distance of 200.00 feet, a capped 1/2" iron rod set for corner;
THENCE: South 76 deg. 26 min. 52 sec. East, with the South line of a 7.5' alley, distance of 115.57 feet to a point in the said Northwest line of Birdsong Drive, a capped 1/2" iron rod found for corner;
THENCE: South 60 deg. 14 min. 01 sec. West, with the said Northwest line of Birdsong Drive, a distance of 551.60 feet to the most South corner of said visibility cutback line for the intersection of the said Northwest line of Birdsong Drive with the said East line of Cedar Crest Boulevard, an "x" found in concrete for corner;
THENCE: North 29 deg. 26 min. 25 sec. West, with said visibility cutback line a distance of 10.04 feet to the PLACE OF BEGINNING and CONTAINING 96,302 square feet or 2.211 acres of land.

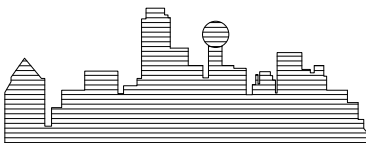
Ben D. Rychlik
Ben D. Rychlik R.P.L.S. No. 1630



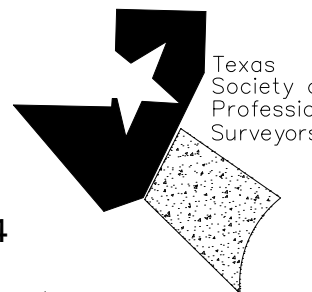
SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.

DALLAS, TEXAS 75203

FIRM Registration / License No. 10040200



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JOB NO.