

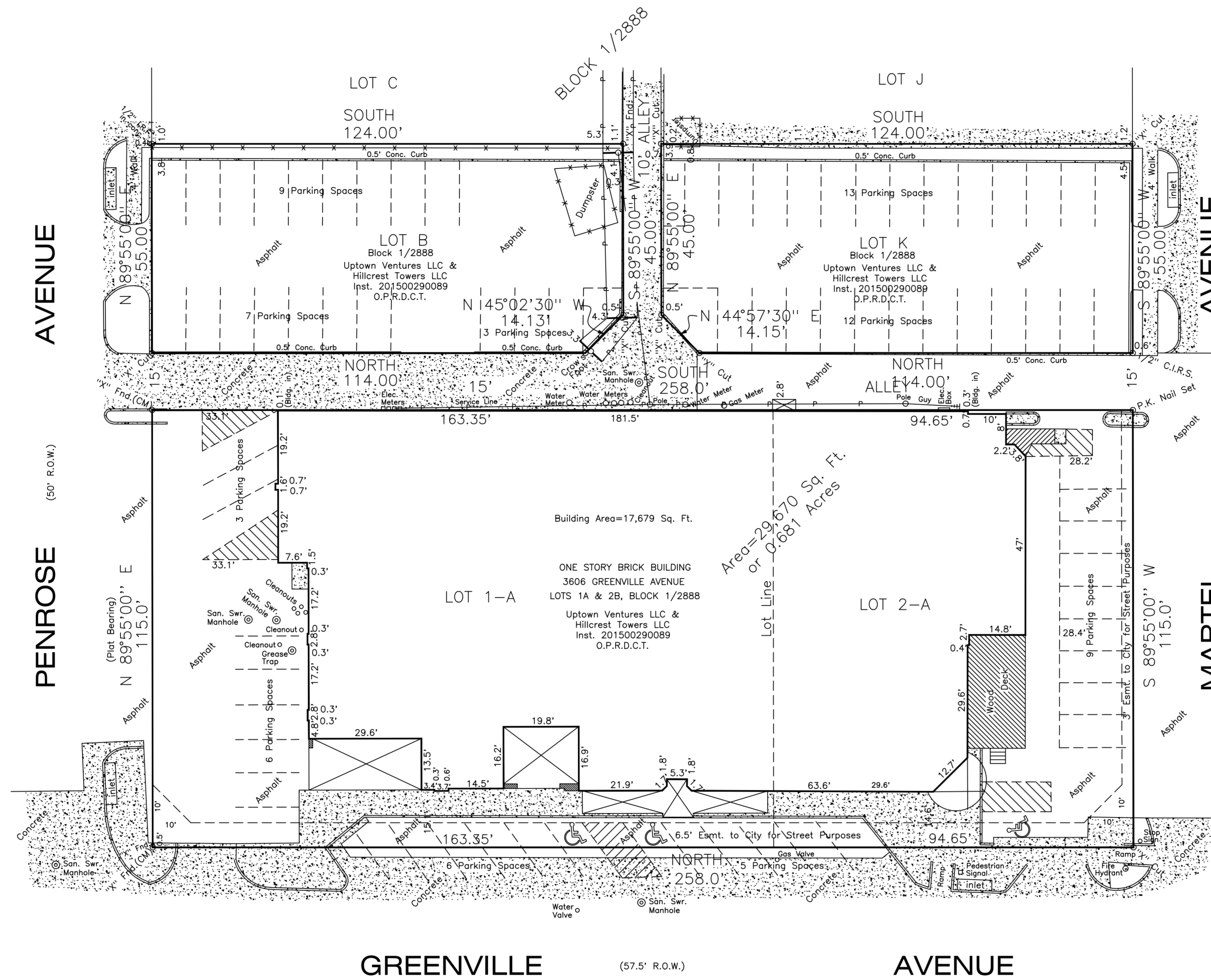
STATE OF TEXAS
COUNTY OF DALLAS

To: FJA Management
I, Ben D. Rychlik, R.P.L.S. No. 1630 hereby certify that on the 28th day of December, 2021, this survey was made on the ground and this survey is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, and correctly shows the location of all visible easements and visible rights of way. Rights of way and easements of which the undersigned has been advised are as shown. Visible and apparent encroachments and protrusions are as shown on the survey. Ingress to and egress from the subject property is provided by Greenville Avenue, Penrose Avenue, and Martel Avenue, the same being paved, dedicated public rights of way in the City of Dallas, Texas. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Urban Survey.

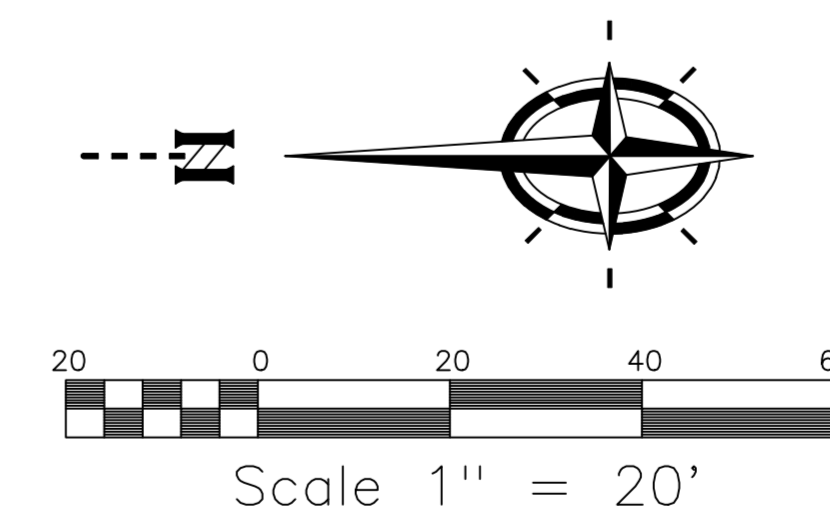
DESCRIPTION OF PROPERTY

BEING located at 3606 Greenville Avenue in the City of Dallas, Texas, being Lots 1A and 2A, Block 1/2888, of a REPLAT OF LOT A, BLOCK 1/2888, of MAJORS & MAJORS RESUBDIVISION ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 81214, Page 1219, Map Records, Dallas County, Texas, and Lots B and K, Block 1/2888, of MAJORS & MAJORS RESUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 384, Map Records, Dallas County, Texas.

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



| EXISTING PARKING | REQUIRED PARKING |
|---------------------------|----------------------------|
| 73 Regular Parking Spaces | 139 Regular Parking Spaces |
| 3 Handicap Parking Spaces | 4 Handicap Parking Spaces |
| 76 TOTAL PARKING SPACES | 143 TOTAL PARKING SPACES |



| LEGEND | |
|--------|---|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | COVERED AREA |
| | IRON ROD FOUND |
| | CAPPED IRON ROD SET Stamped "Surveying Assoc" |
| | CONTROL MONUMENT |
| | DEAD RECORD Dallas County, Texas. |
| | MAP RECORD Dallas County, Texas. |
| | OFFICIAL PROPERTY RECORD Dallas County, Texas. |
| | FENCE LINE |
| | POWER LINE |
| | GUY ANCHOR |
| | POWER POLE W/8' CROSS ARM |

SURVEY LICENSE AGREEMENT
This survey and its contents are provided by U.S. copyright law and international treaties. The information contained herein is provided for informational purposes only. It is not intended to be used for any other purpose without the express written consent of the surveyor. The surveyor shall not be held responsible for any errors or omissions in this survey. The surveyor shall not be held responsible for any errors or omissions in this survey. The surveyor shall not be held responsible for any errors or omissions in this survey.



SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75203



PHONE (214) 948-3324
FAX (214) 946-7540
Email: Brychlik@SWBell.net



DRAWN BY
Lynn L.
21-637-L
JOB NO.