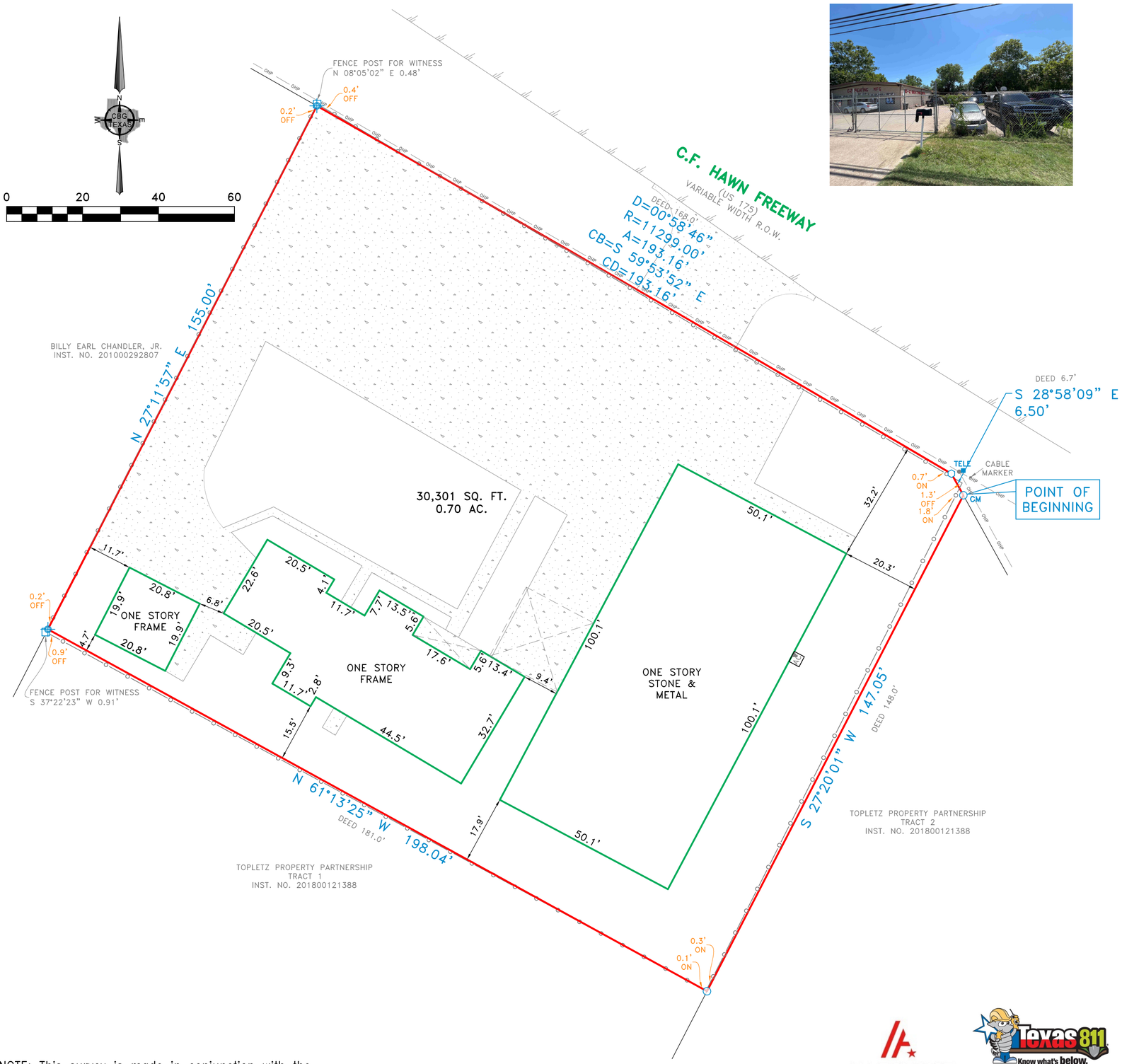

10426 C.F. Hawn Freeway

Being a tract of land situated in the J.R. Rylie Survey, Abstract No. 1245, out of Dallas City Block 8566, Dallas County, Texas, and being a tract of land conveyed to James Ray Rodden, a married man, by deed recorded in Volume 84127, Page 3779, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Topletz Property Partnership (Tract 2), by deed recorded in Instrument No. 201800121388, Official Public Records of Dallas County, Texas;

THENCE South 27 degrees 20 minutes 01 seconds West, along the West line of said Topletz Property Partnership (Tract 2) tract, a distance of 147.05 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Topletz Property Partnership (Tract 1), by deed recorded in Instrument No. 201800121388, Official Public Records of Dallas County, Texas;

THENCE North 61 degrees 13 minutes 25 seconds West, along the North line of said Topletz Property Partnership (Tract 1) tract, a distance of 198.04 feet to a point for corner, said corner being along the East line of a tract of land conveyed to Billy Earl Chandler, Jr., by deed recorded in Instrument No. 201000292807, Official Public Records of Dallas County, Texas, from which a fence post found bears, South 37 degrees 22 minutes 23 seconds West, a distance of 0.91 feet for witness;

THENCE North 27 degrees 11 minutes 57 seconds East, along the East line of said Chandler tract, a distance of 155.00 feet to a point for corner, said corner being along the Southwest right of way line of C.F. Hawn Freeway (variable width right of way) and being the beginning of a non-tangent curve to the right, with a radius of 11,299.00 feet, a delta angle of 00 degrees 58 minutes 46 seconds, a chord bearing of South 59 degrees 53 minutes 52 seconds East, and a chord length of 193.16 feet, from which a fence post found bears, North 08 degrees 05 minutes 02 seconds West, a distance of 0.48 feet for witness;

THENCE along said curve to the right, along the Southwest right of way line of said C.F. Hawn Freeway, an arc length of 193.16 feet to a 60d nail in wood monument found for corner;

THENCE South 28 degrees 58 minutes 09 seconds East, along the Southwest right of way line of said C.F. Hawn Freeway, a distance of 6.50 feet to the POINT OF BEGINNING and containing 30,301 square feet or 0.70 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Allegiance Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 10426 C.F. Hawn Freeway described in Volume 84227, Page 3779 and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48113C0510K) pursuant to the Flood Disaster Protection Act of 1973 (7/7/2014)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 22nd day of July, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Registered Professional Land Surveyor

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

ALLEGIANCE TITLE COMPANY

Texas811 Know what's below. Call 811 Before You Dig

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:
easements and building lines are by recorded plat unless otherwise noted.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
60D NAIL IN WOOD MON.
FENCE POST CORNER
"X" FOUND / SET
5/8" ROD FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE – POOL EQUIPMENT
COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OES – OES OVERHEAD ELECTRIC SERVICE
OHP – OHP OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

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Firm No. 10168800
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	7/22/2025	2511249	N/A	TO

TEXAS LAND TITLE SURVEY

J.R. RYLIE SURVEY, ABSTRACT NO. 1245

CITY OF DALLAS, DALLAS COUNTY, TEXAS

10426 C.F. HAWN FREEWAY