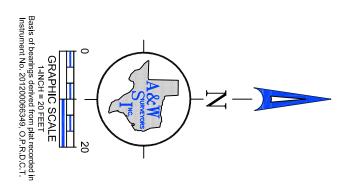
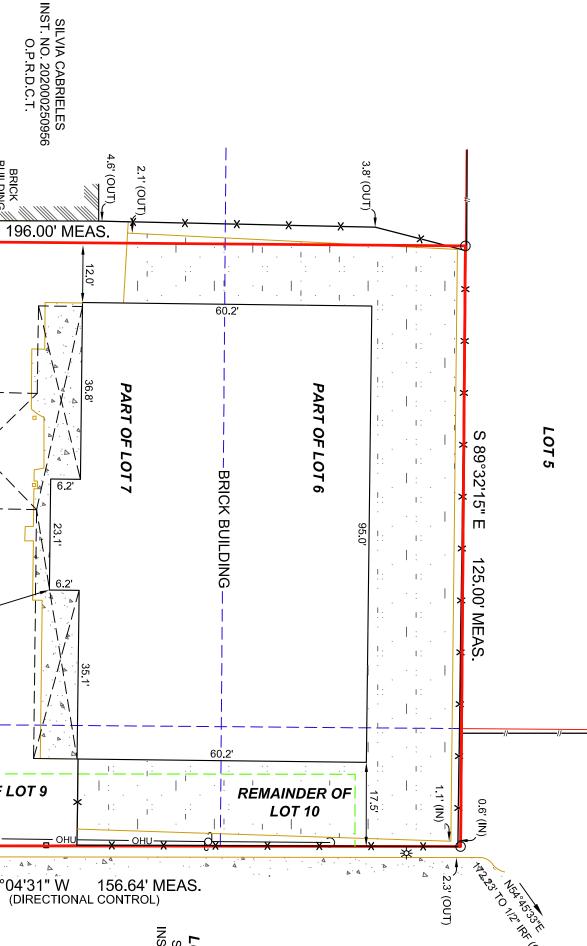
SURVEY PLAT





Being a part of Lots 6, 7, 8, 9 and 10, Block X, Fairmont Park Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 323, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Ricardo Cabrieles, recorded in Volume 2002167, Page 3904, Deed Records, Dallas County, Texas, and being more particularly described

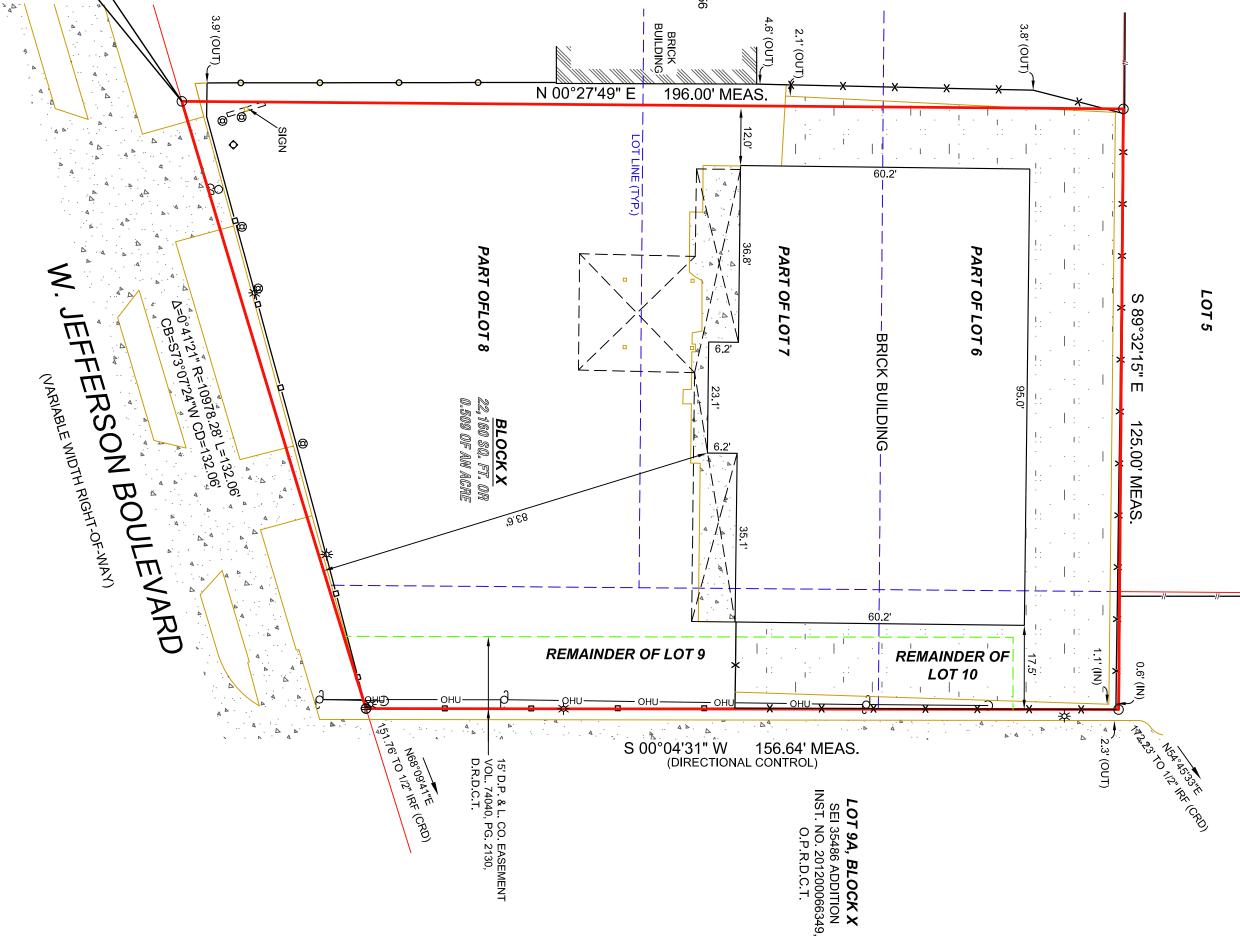
BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of West Jefferson Boulevard, a variable width right-of-way, at the Southeast corner of that portion of said Lots 6, 7, and 8, described in deed to Silvia Cabrieles, recorded in Instrument No. 202000250956, Official Public Records, Dallas County, Texas;

Thence North 00°27'49" East, a distance of 196.00' to a 1/2" iron rod with a with a yellow plastic cap stamped "RPLS 5310" set in the South line of Lot 5 of said Block X, at the Northeast corner of said Silvia Cabrieles tract:

Thence South 89°32'15" East, passing at a distance of 100.00' the Southeast corner of said Lot 5, and being the most Northerly Southwest corner of Lot 9A, Block X, SEI 35486 Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201200066349, Official Public Records, Dallas County, Texas and continuing a total distance of 125.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at an interior ell corner of

Thence South 00°04'31" West, a distance of 156.64' to a 1" iron pipe found in said North line of West Jefferson Boulevard, at the most Southerly Southwest corner of said Lot 9A and being the beginning of a non-tangent curve to the left, having a central angle of 0°41'21" having a radius of 10978.28' and a chord bearing and distance of South 73°07'24" West, 132.06';

hence Southwesterly, along said North line, an arc distance of 132.06 the PLACE OF BEGINNING and containing 22,160 square feet or 509 of an acre of land.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". CRD = Corner of Record Dignity

3/8" IR FOUND 60-D NAIL FOUN PK NAIL SET	● 3/8" IR FOUND ● 60-D NAIL FOUN	● 3/8" IR FOUND		● 5/8" IR FOUND	O 1/2" IR SET	1/2" IR FOUND		
♣ 1/2" IP FOUND ♠ 3/4" IP FOUND	CON. MONUMENT	60-D NAIL FOUND OPOINT FOR CORNER	♣ 1" IP FOUND	O 5/8" IR FOUND		X-FOUND		
😞 SAN SEW CO.	SAN SEW CO	■ STONE COLUMN	■ BRICK COLUMN		CABLE BOX	TELE. BOX		
	FIRE HYDRANT	WATER VALVE	✓ IRRIGATION VALVE	SAN SEW MH.	🔆 LIGHT РОLE	BOLLARD POST		
P.E. POOL EQUIP.	TRANS. BOX	A.C. PAD	△ GAS METER	♦ WATER METER	О ИТІЦТУ РОЦЕ			
PIPE RAIL FENCE	MOOD FENCE	——O—— CHAINLINK FENCE		——————————————————————————————————————	€ GUY WIRE ANCHOR	—OHU— OVERHEAD UTILITY LINE	LEGEND	
ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ	CON. RET. WALL	STONE RET. WALL	BRICK RET. WALL	FIRE LANE STRIPE	ASPHALT	>>< COVERED AREA		
IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		WOOD DECK	STONE	BRICK	· GRAVEL	CONCRETE		
(C) HANDICAT STACE			BOUNDARY		BUILDING LINE			

SURVEYOR'S CERTIFICATION

TO: Altubuh Group, LLC, a Texas limited liability company, Reunior Title, & First American Title Guaranty Company, all in connection with G.F. No. 2028-349316-RU

PROPERTY SURVEYED: 11-22-2021

I hereby certify that: (a) on the 22nd day of November, 2021, this plat of survey was made from an on-the-ground survey by the undersigned or under the subject property of the undersigned as per the field notes shown on this survey and correctly shows: (i) the legal description of the subject property by metes and bounds, and by reference to the recorded plat of the subject property, (ii) the boundaries and area in both acres and square feet) of the subject property of all paved surfaces, including sidewalks walkways, fire lanes, driveways, areas of access, ingress and egress, and other similar litens, and any outh outs on or adjacent to the subject property, (vi) the location of all proposed or existing rights-of-way, easements, building set back lines and any other matters of record (or of which I have knowledge or have been advised whether or not of record) affecting the subject property (with recording information indicated), (vii) the location of all fences on the subject property, (viii) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof, (ix) all other significant items on the subject property, (b) all monuments shown actually exist, and the location thereof is correctly shown; (c) the distance of the nearest intersecting street is as shown hereon; (d) except as shown, there are no (i) encroachments upon the subject property by improvements on adjacent property, (iii) gencest or (iv) or comflicts or profusions; (e) the subject property lies in Zone X, according to the Flood insurance Rate Map Community Panel No. 48113C 0460K dated 07-07-2014, and no portion thereof lies within a "Special Flood Hazard Area Inundated by 100-Year Flood" Zone as defined by the U. S. Department of Housing and Urban Development, the Floed Insurance Rate provided by W Jefferson Blvd. (a variable width right-of-way), the same being paved, public right-of-way maintained by the City of Dallas, Texas and/or the State of Texas; and (g) this survey completes with t



RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal

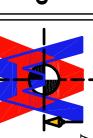
Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTES

10e) 15' Dallas Power & Light Company Easement, Vol. 74040, Pg. 2130, D.R.D.C.T. (Subject to - Shown on

4427 WEST JEFFERSON BOULEVARD

DALLAS, TEXAS



A&W SURVEYORS, INC.

PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187