

SURVEY PLAT

SURVEYOR'S CERTIFICATION

TO: Alltubun Group, LLC, a Texas limited liability company, Reunion 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 supervision 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, (iii) the size, location and types of buildings and improvements thereon (if any), (iv) the location on the subject property of all paved surfaces, including sidewalks and walkways, fire lanes, driveways, areas of access, ingress and egress, and other similar items, and any curb cuts on or adjacent to the subject property, (v) 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), (vi) the location of all fences on the subject property, (vii) all building dedicated public streets and providing access to the subject property, together with the width and name thereof, (ix) all other significant items on the subject property, (x) 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 (1) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets, alleys, building setback lines, or easements by any improvements on the subject property, (iii) party walls, or (iv) or conflicts or prohibitions; (e) the subject property lies in Zone X, according to the Flood Insurance Rate Map Community Panel No. 48133C 0460C 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 Federal Insurance Administration or the Federal Emergency Management Agency; (f) ingress to and egress from the subject property is 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 complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II, Survey.

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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, V 74040, Pg. 2130, D.R.D.C.T. (Subject to - Shown on survey)

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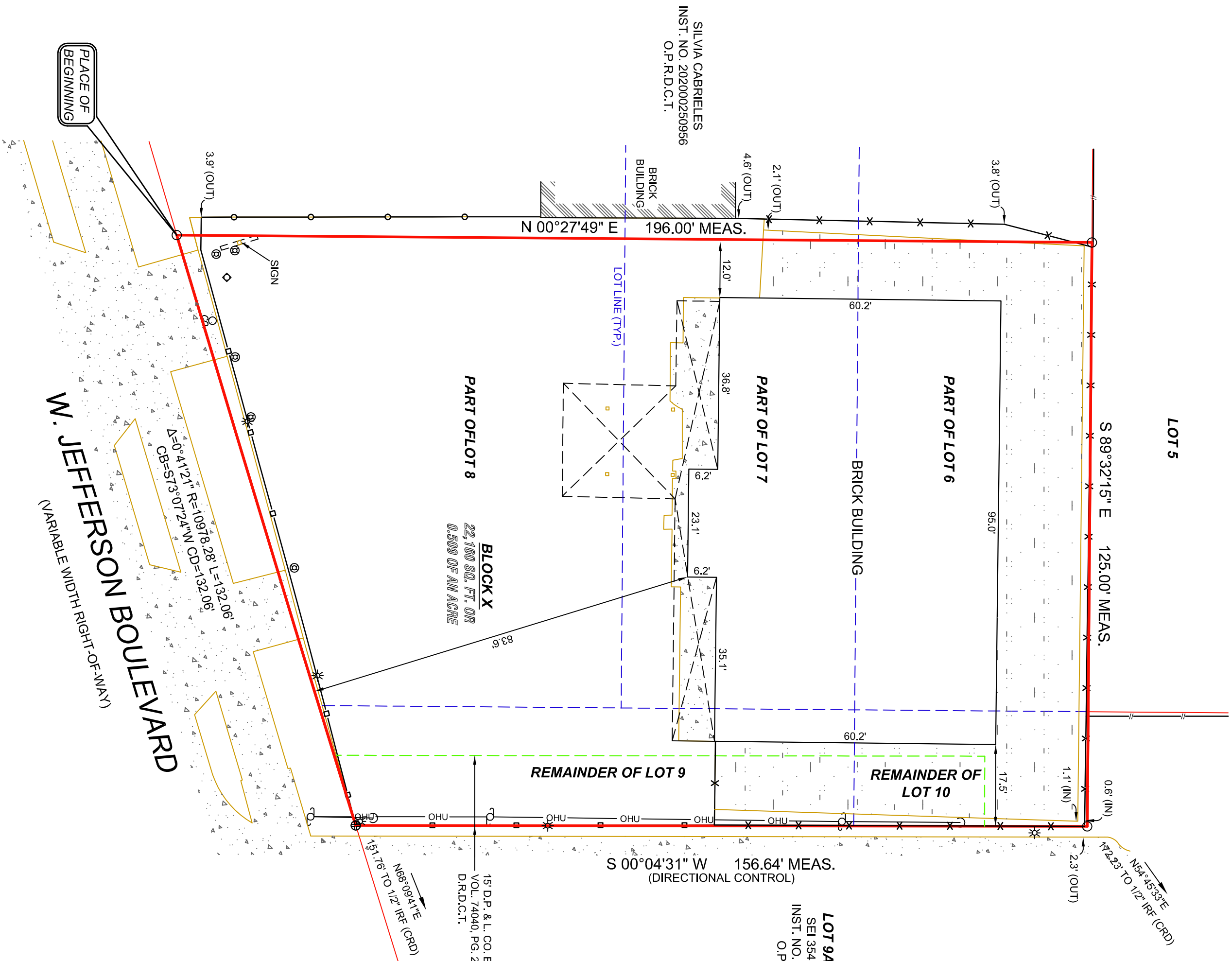
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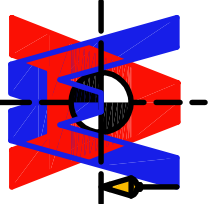


NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

[illegible]

4427 WEST JEFFERSON BOULEVARD

DALLAS, TEXAS



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