

STATE OF TEXAS
COUNTY OF TARRANT

Being a 5.617 acres of land located in the John Little Survey, Abstract No. 761, Garland, Dallas County, Texas, being all of Lot 1, Block A, New West Center No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 71199, Page 1930, Map Records, Dallas County, Texas and a portion of Lot 2, Block A, New West Center No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 71199, Page 1930, Map Records, Dallas County, Texas and all of that certain tract of land conveyed to Lalupate Investment LLC by General Warranty Deed as recorded in Instrument No. 201900147921, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the southeast line of Oates Drive (a 100.0 foot width public right-of-way), with the northeast line of a 15 foot wide public alley right-of-way dedicated by The West No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 71014, Page 2275, Map Records, Dallas County, Texas, same point being the west corner of said 5.617 acre tract of land being described;

THENCE North 44 degrees 35 minutes 42 seconds East, along the southeast line of said Oates Drive, passing a distance of 319.84 feet the west corner of said Lot 1, passing again at a distance of 389.84 feet the west corner of said Lot 2, same being the northwest corner of said Lot 1, continuing a total distance of 439.29 feet to a 1/2 inch iron rod set for corner, said point being the most westerly north corner of said 5.617 acre tract of land being described, same point being at the west corner of that certain tract of land conveyed to SRI Subasji Inc by Special Warrant Deed with Vendor's lien as recorded in Instrument No. 201800159639, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 19 minutes 16 seconds East, along the common line of said SRI Subasji Inc tract and said Lalupate Investment LLC, tract, a distance of 169.51 feet to a 1/2 inch iron rod found for corner in the southeast line of said Lot 2, Block A;

THENCE North 62 degrees 22 minutes 29 seconds East, continuing along the common line of said SRI Subasji Inc tract and said Lalupate Investment LLC, tract, a distance of 158.92 feet to a 1/2 inch iron rod found in the southwest line of Broadway Boulevard (a 100.0 foot wide public right-of-way), said point being at the east corner of said Lot 2, Block A, same point point being the most easterly north corner of said Lalupate Investment LLC, tract;

THENCE South 27 degrees 36 minutes 05 seconds East, along the southwest line of said Broadway Boulevard, a distance of 353.37 feet to an "X" cut found in concrete, said point being at the most north corner of Lot 1, Block 1, Food Lion No. 61 Addition, an addition to the City of Garland, according to the plat thereof recorded in Volume 91080, Page 3048, Map Records, Dallas County, Texas, same point being at the east corner of said Lalupate Investment LLC tract;

THENCE South 62 degrees 21 minutes 03 seconds West, along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 400.70 feet to an "X" cut set for corner for corner;

THENCE North 27 degrees 38 minutes 57 seconds West, continuing along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 15.00 feet to an "X" found in concrete for corner;

THENCE South 62 degrees 21 minutes 03 seconds West, continuing along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 25.00 foot to an "X" found in concrete for corner;

THENCE North 27 degrees 38 minutes 57 seconds West, continuing along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 11.00 feet to an "X" found in concrete for corner;

THENCE South 62 degrees 21 minutes 03 seconds West, continuing along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 45.00 feet to an "X" found in concrete for corner;

THENCE South 27 degrees 38 minutes 57 seconds East, continuing along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 26.00 feet to an "X" cut set for corner;

THENCE South 62 degrees 21 minutes 03 seconds West, continuing along the common line of said Lot 1, Block 1 and said Lalupate Investment LLC, tract, a distance of 15 Foot Alley, said point being at the west corner of said Lot 1, same point being at the beginning of a curve to the left having a radius of 2010.00 feet, a central angle of 09 degrees 44 minutes 34 seconds, and a chord bearing and distance of North 40 degrees 24 minutes 29 seconds West, 341.38 feet;

THENCE in a northwesterly direction, along the northeast line of said 15 Foot Alley and along said curve to the left, an arc distance of 341.79 feet to a 1/2 inch iron rod set for corner;

THENCE North 44 degrees 16 minutes 46 seconds West, continuing along the northeast line of said 15 Foot Alley, a distance of 50.40 feet to the POINT of BEGINNING and containing 244,667 square feet or 5.617 acres of computed land.

NOTES:
1. IRP - Iron Rod Found
2. IRS-Iron Rod Set
3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983
4. C.M. = CONTROLLING MONUMENT

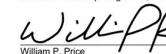
FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps, Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0380L subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

This survey is made for the benefit of: H198, LLC, a Nevada corporation, (Sponsor), (Lender), (Title Insurance Underwriter), and to their successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16 and 19 of Table A thereof. The field work was completed on August 10, 2019.

Date of Plat or Map: August 26, 2019


William P. Price
Registered Professional Land Surveyor No. 3047



ALTA/ACSM LAND TITLE SURVEY
OF
LALUPATE INVESTMENT LLC
DOCUMENT NUMBER 201900147921
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS

TBPS No. 101733-00

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

JOB NO.: 19-040
DATE: August 20, 2019
SCALE: #####
DRAWN BY: RP

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

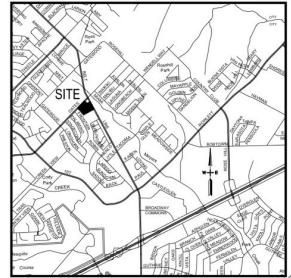
(817) 354-1445
surveygroup@att.net

LEGEND

<input type="checkbox"/>	GAS METER	<input type="checkbox"/>	FIRE HYDRANT	<input type="checkbox"/>	MONITORING WELL	<input type="checkbox"/>	SIGN
<input type="checkbox"/>	GAS LG.	<input type="checkbox"/>	WATER METER	<input type="checkbox"/>	TRAFFIC SIGNAL POLE	<input type="checkbox"/>	IGHT POLE
<input type="checkbox"/>	TELEPHONE PEDESTAL	<input type="checkbox"/>	BOLLARD	<input type="checkbox"/>	TRAFFIC SIGN BOX	<input type="checkbox"/>	TYPICAL FENCE
<input type="checkbox"/>	POWER POLE	<input type="checkbox"/>	WATER VALVE	<input type="checkbox"/>	SWB MAN HOLE	<input type="checkbox"/>	CONCRETE
<input type="checkbox"/>	DOWN POWER	<input type="checkbox"/>	TRANSFORMER PAD	<input type="checkbox"/>	GAS LINE MARKER	<input type="checkbox"/>	TREE
<input type="checkbox"/>	S.S. MAN HOLE	<input type="checkbox"/>	ELECTRIC MANHOLE	<input type="checkbox"/>	VAULT	<input type="checkbox"/>	ELECTRIC BOX
<input type="checkbox"/>	CLEAN OUT	<input type="checkbox"/>	STORM DRAIN MAN HOLE	<input type="checkbox"/>	TELEPHONE MANHOLE	<input type="checkbox"/>	

NO.	DATE	REVISION
1.		
2.		
3.		

SHEET: 2 OF 2



LOCATION MAP
NTS

