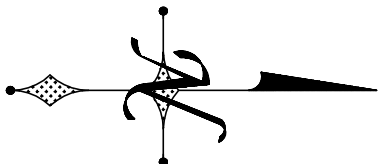


1529 E I-30, STE. 103
GARLAND, TEXAS 75043

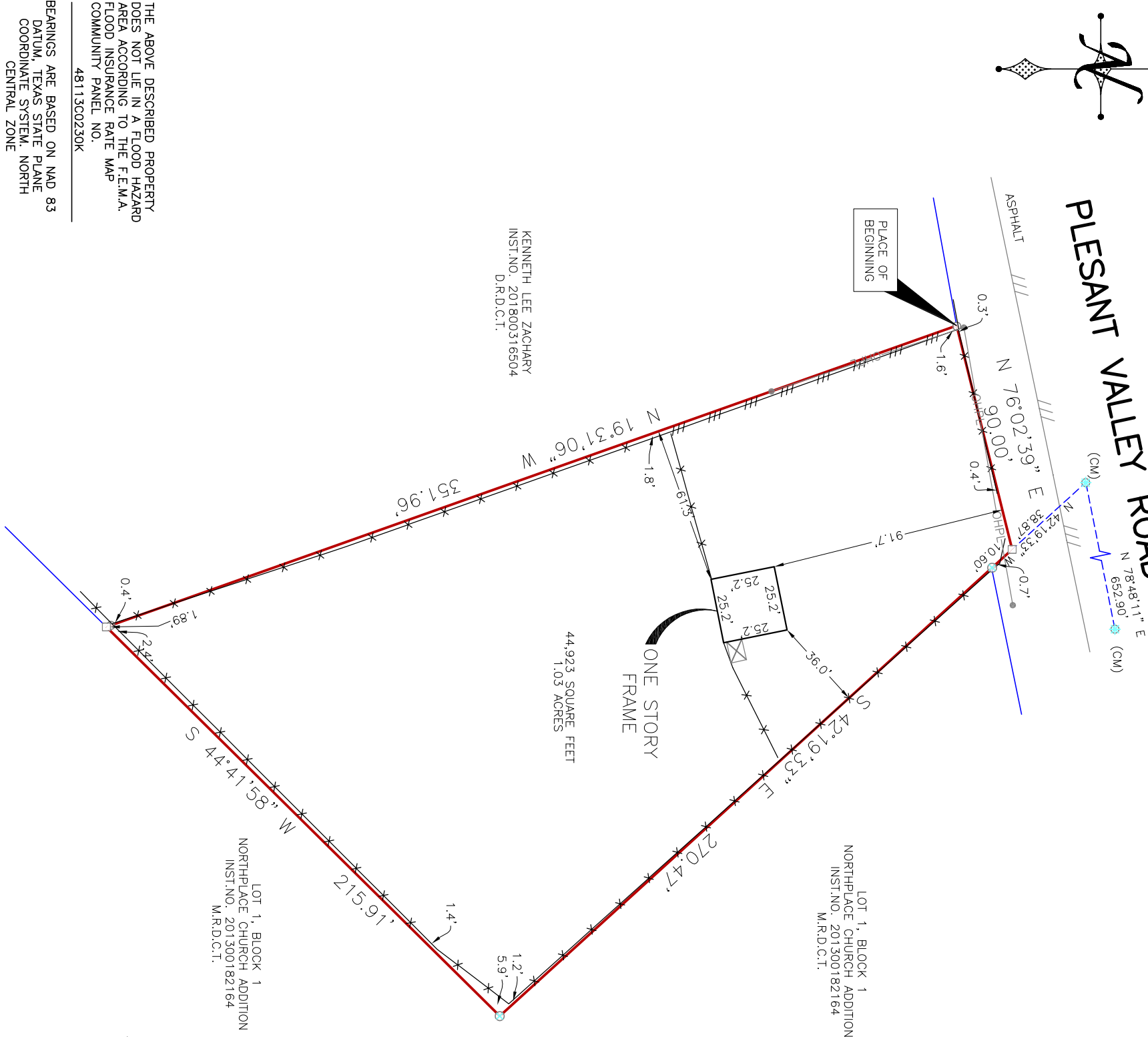
FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____, 2430 PLEASANT VALLEY ROAD _____, in the city of _____ SACHSE _____ Texas.



PLESANT VALLEY ROAD



BEING all that certain lot, tract or parcel of land situated in the Daniel Crist Survey, Abstract No. 226, Dallas County, Texas, being a tract of land described in deed Ingrid Brigitte Chaddick, recorded in Volume 92073, Page 285, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

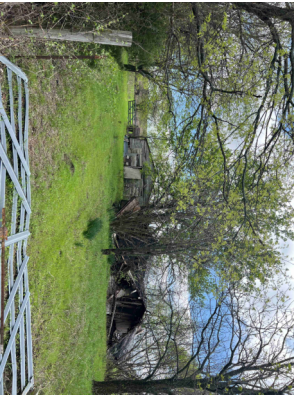
BEGINNING at a 1/2 inch iron rod found for corner in the Southeast line of Pleasant Valley Road, at the North corner of a tract of land described in deed to Kenneth Lee Zachary, recorded under Instrument No. 201800316504 (D.R.D.C.T.), being the West corner of said Chaddick tract;

THENCE North 76 deg. 02 min. 39 sec. East with said Pleasant Valley Road, a distance of 90.00 feet to a point for corner;

THENCE South 42 deg. 19 min. 33 sec. East, passing at a distance of 10.60 feet a 1/2 inch yellow-capped iron rod found stamped "Half" for reference at the Northwest corner of Lot 1, Block 1, Northplace Church Addition, an Addition to the City of Sachse, Dallas County, Texas, according to the Map thereof recorded under Instrument No. 201300182164, Map Records, Dallas County, Texas (M.R.D.C.T.) and continuing for a total distance of 270.47 feet to a 1/2 inch yellow-capped iron rod found stamped "Half" for corner at an ell corner of said Lot 1;

THENCE South 44 deg. 41 min. 58 sec. West, a distance of 215.91 feet to a point for corner in the Westerly Northwest line of said Lot 1, at the East corner of said Zachary tract;

THENCE North 19 deg. 31 min. 06 sec. West, passing a 1/2 inch iron rod found on line at a distance of 1.89 feet and continuing a total distance of 351.96 feet to the PLACE OF BEGINNING and containing 44,923 square feet or 1.03 acres of land.



The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY OLD REPUBLIC NATIONAL TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'

Date: 03-24-2023

G. F. No.: 5134019144

Job no.: 202302097

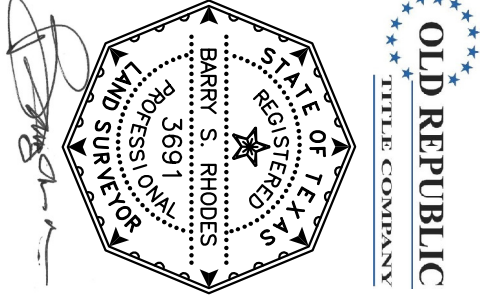
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR OLD REPUBLIC NATIONAL TITLE

ACCEPTED BY: _____

LEGEND	
WOOD FENCE	—/—
IRON FENCE	—/—
CHAIN LINK	—O—
WIRE FENCE	—X—
BOUNDARY LINE	—
BASEMENT SETBACK	—
CM	—
MONUMENT	—
MONUMENTS OF RECORD DIGNITY	—
1/2" IRON ROD FOUND	—
1/2" YELLOW-CAPPED IRON ROD FOUND	—
SET "X" POINT FOR CORNER	—
3/8" IRON ROD FOUND	—
5/8" IRON ROD FOUND	—
MAG NAIL FOUND W/WASHER "HALF"	—
CABLE	—
CLEAN OUT	—
GAS METER	—
FIRE HYDRANT	—
LIGHT POLE	—
MANHOLE	—
(UNLESS OTHERWISE NOTED)	



THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4811300230K

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE