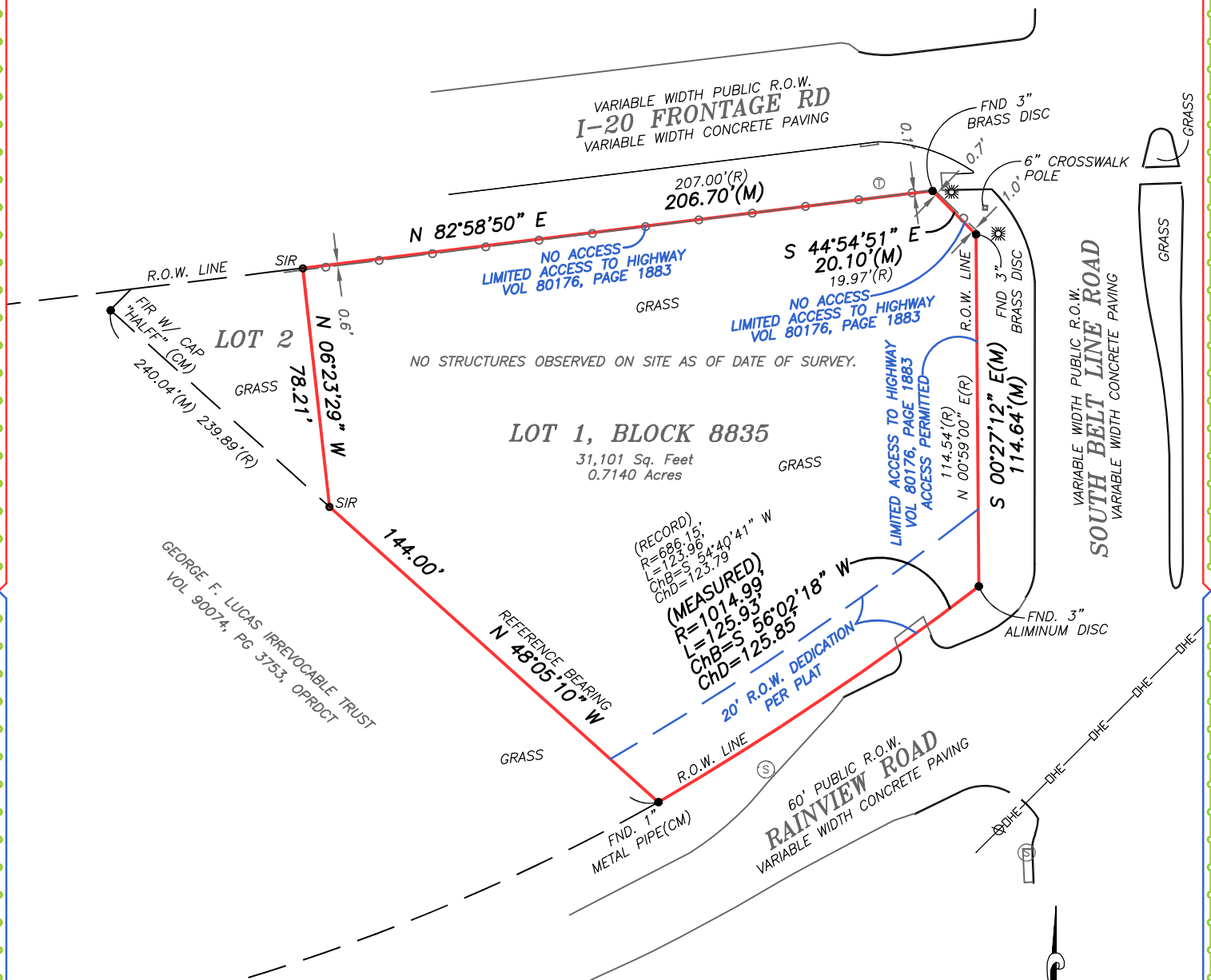


BOUNDARY SURVEY

PROPERTY ADDRESS: 101 SOUTH BELTLINE ROAD, DALLAS, TX 75253



LEGEND

EASEMENT LINE	ROAD CENTERLINE	SUBJECT BOUNDARY LINE
OVERHEAD ELECTRIC LINE —DHE—DHE—	FND — FOUND; IR — IRON ROD R.O.W. — RIGHT OF WAY FIR — FOUND 1/2" IRON ROD	
Ø POWER POLE	CHAINLINK FENCE	Ⓢ STORM SEWER MH
Ⓢ TELE. MH	(CM) — CONTROLLING MONUMENT	(M) MEASURED (R) RECORD
⚡ LIGHT POLE		
	○ SIR — SET 1/2" IRON ROD W/ STAMPED "RPLS 6008" CAP	

SCALE: 1" = 50'



LEGAL DESCRIPTION:

TRACT 1:
BEING LOT 1, IN BLOCK 8835, OF SOUTHLAND/CHRISTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 87099, PAGE 3226, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2:
EASEMENT ESTATE AS CREATED IN AGREEMENT CREATING MUTUAL EASEMENTS BY AND BETWEEN THE SOUTHLAND CORPORATION, A TEXAS CORPORATION, JAMES P. CHRISTON, RON FELLOWS AND ROBERT NEWHOUSE, DATED MAY 22, 1987, FILED MAY 27, 1987, RECORDED IN VOLUME 87101, PAGE 5139, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE PURPOSES OF THIS SURVEY IS N 48°05'10" W, AS SHOWN ON THE SOUTHWEST LINE OF THE SUBJECT PROPERTY, PER PLAT.

SCHEDULE B ITEMS:

AS SHOWN WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No.: 1002-285617-RTT, HAVING AN EFFECTIVE DATE OF OCTOBER 1, 2019.

- 10A) EASEMENTS PER PLAT. AFFECTS, PLOTTED HEREON. (ACCESS EASEMENT LOCATION NOT SPECIFIED)
10B) EASEMENT AGREEMENT, VOL 87101, PAGE 5139 AFFECTS SUBJECT PROPERTY (BENEFITS AND BURDENS LOTS 1 AND 2 AS SHOWN HEREON)
10C) LIMITED ACCESS TO HIGHWAY, VOL 80176, PAGE 1883 AFFECTS SUBJECT PROPERTY, RESTRICTING ACCESS ON NORTH AND NORTHEAST LINES.

NOTES:

- 1) FENCES ARE NOT CONCLUSIVE OF TITLE LINES.
2) SURVEY WAS REVISED ON 11/8/19 TO INCLUDE TITLE REVIEW.

CERTIFICATION:

To: Gilberto Torres, 7-Eleven, Inc., Republic Title of Texas, Inc., First American Title Insurance Company

This map or plat and the survey on which it is based were made on the ground and in accordance with the Minimum Standards of Practice as adopted by the Texas Board of Professional Land Surveyors, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 survey.

SURVEY PERFORMED BY:

Mark Deal and Associates, P.C.
Texas Registration No. 10130200
P.O. Box 6578; Norman, OK 73070
405-681-3325

PREPARED FOR:



RPLS, LLC

714 Enterprise Drive, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com



SURVEY DATE: 10/14/2019
LAST REVISION: 11/08/2019

BUYER: GILBERTO TORRES

J.N. 28752B — DRAWN BY: LS
PAGE 1 OF 1