

EXCEPTIONS TO THE TITLE COMMITMENT

As relied upon and provided by Westcor Land Title Insurance Company and Proven National Title G.F. No. 814230117 with an effective date of November 26, 2023 and an issued date of December 4, 2023.

| Exception No. | DESCRIPTION OF EASEMENT | Applies to Subject tract | Shown Graphically on Attached Survey Plat |
|---------------|--|--------------------------|---|
| 10 a. | Easement granted to Southwestern Bell Telephone Company by instrument recorded in Volume 1789, Page 457, Deed Records, Dallas County, Texas. | YES | NO (not plottable by description) |

PROPERTY DESCRIPTION

BEING a 3.096 acre tract (134,886 sq. ft.) of land in the Noah Henderson Survey, Abstract Number 583, in the City Block Number 6644, of City of Dallas, Dallas County, Texas, also being that tract of land described in Warranty Deed with Vendor's Lien to Norman Quintero Ministries, Inc. recorded in Instrument Number 200600320427, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail found for corner, said point being the northwest corner of said Quintero tract, also being the southwest corner of that certain tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Sonia Delgado and Luis Delgado recorded in Volume 2002114, Page 2924, Deed Records, Dallas County, Texas, lying on the east right-of-way line of Prairie Creek Road (variable width public right-of-way);

THENCE South 89 degrees 39 minutes 00 seconds East, departing the said east right-of-way line of Prairie Creek Road, along the south line of said Delgado tract, a distance of 545.48 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said Quintero tract, also being the most northerly northwest corner of that certain tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Johnny L. Ruiz recorded in Instrument Number 201200276753, Official Public Records, Dallas County, Texas;

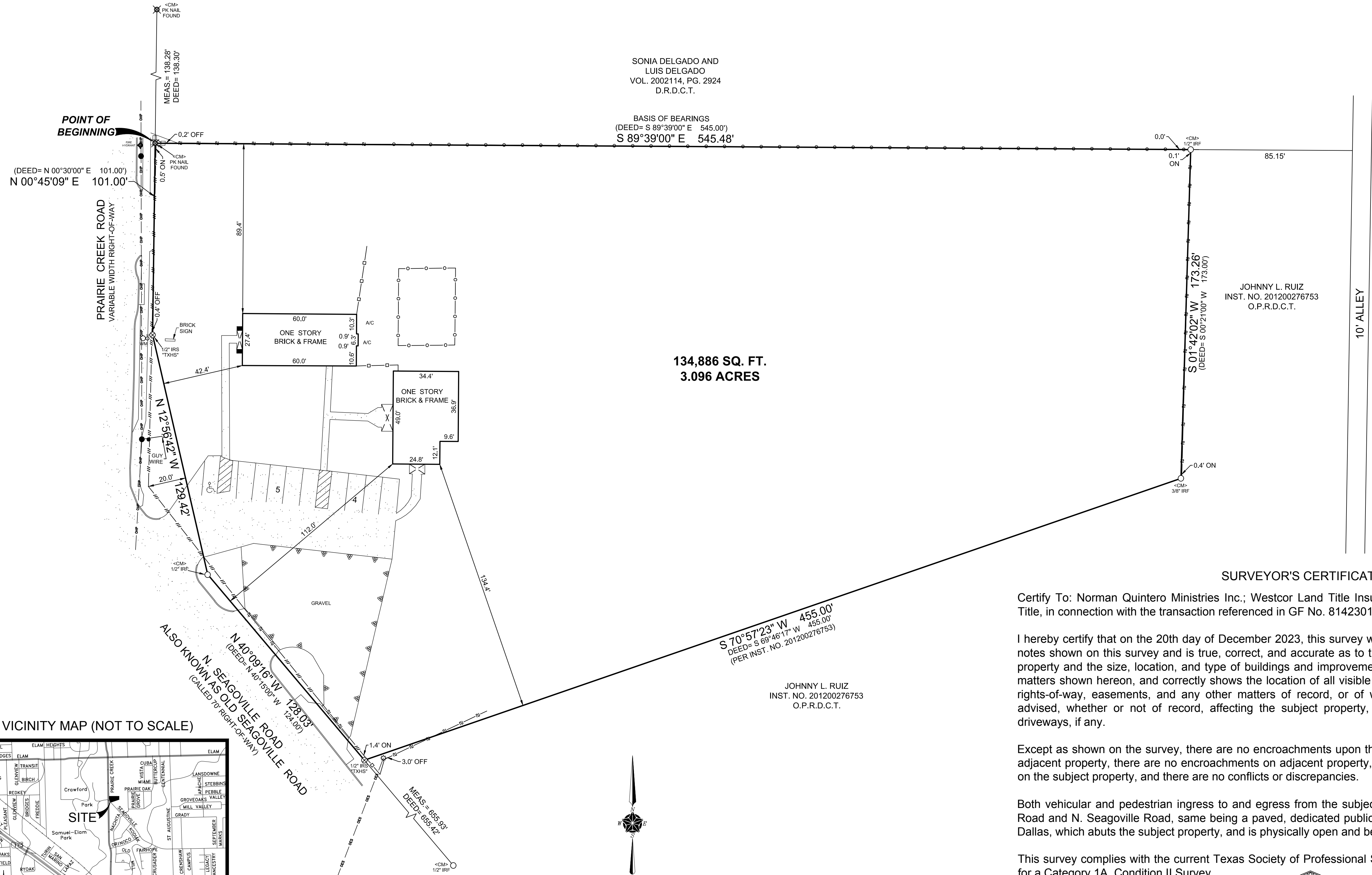
THENCE South 01 degrees 42 minutes 02 seconds West, departing the south line of said Delgado tract, along the east line of said Quintero tract, also being a westerly line of said Ruiz tract, a distance of 173.26 feet to a 3/8 inch iron rod found for corner, said point being the southeast corner of said Quintero tract, said point also being an interior angle point of said Ruiz tract;

THENCE South 70 degrees 57 minutes 23 seconds West, along the south line of said Quintero tract, also being a northwesterly line of said Ruiz tract, a distance of 455.00 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "TXHS" for corner, said point being the south corner of said Quintero tract, said point being also being the west corner of said Ruiz tract, lying on the northeasterly right-of-way line of N. Seagoville Road (called 70 foot right-of-way);

THENCE North 40 degrees 09 minutes 16 seconds West, along the said northeasterly right-of-way line of N. Seagoville Road, a distance of 128.03 feet to a 1/2 inch iron rod found, said point being an angle point on the westerly line of said Quintero tract;

THENCE North 12 degrees 56 minutes 42 seconds West, continuing along said northeasterly right-of-way line of N. Seagoville Road, also along the westerly line of said Quintero tract, a distance of 129.42 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "TXHS", said point lying on the said east right-of-way line of Prairie Creek Road;

THENCE North 00 degrees 45 minutes 09 seconds East, along said easterly right-of-way line of Prairie Creek Road, a distance of 101.00 feet to the POINT OF BEGINNING and containing 134,886 square feet or 3.096 acres of land.



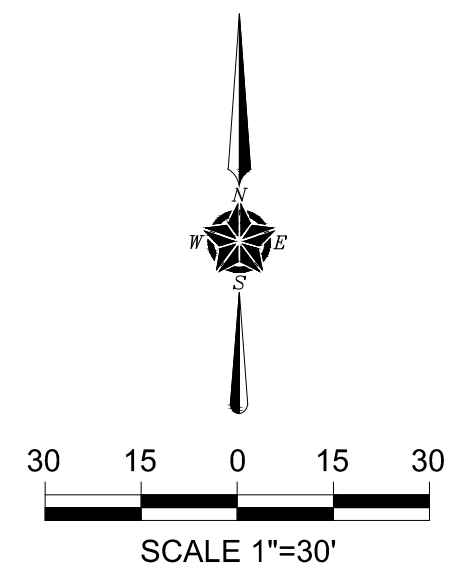
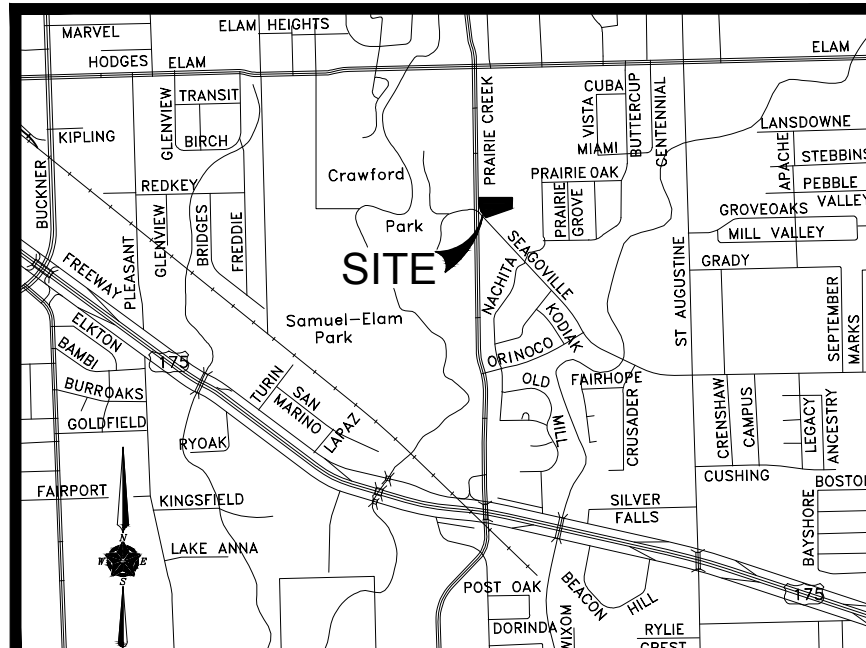
SONIA DELGADO AND
LUIS DELGADO
VOL. 2002114, PG. 2924
D.R.D.C.T.

BASIS OF BEARINGS
(DEED= S 89°39'00" E 545.00')
S 89°39'00" E 545.48'

JOHNNY L. RUIZ
INST. NO. 201200276753
O.P.R.D.C.T.

JOHNNY L. RUIZ
INST. NO. 201200276753
O.P.R.D.C.T.

VICINITY MAP (NOT TO SCALE)



SURVEYOR'S CERTIFICATE

Certify To: Norman Quintero Ministries Inc.; Westcor Land Title Insurance Company and Proven National Title, in connection with the transaction referenced in GF No. 814230117.

I hereby certify that on the 20th day of December 2023, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, 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, and the location of all curb cuts and driveways, if any.

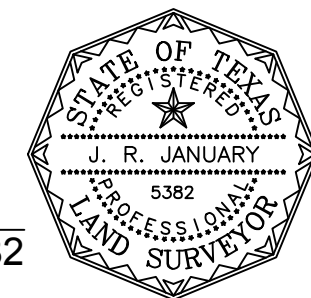
Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Prairie Creek Road and N. Seagoville Road, same being a paved, dedicated public right-of-way maintained by The City of Dallas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

J.R. January

Registered Professional Land Surveyor No. 5382



| REVISIONS | | |
|-----------|----------------|------|
| No. | Revision/Issue | Date |
| | | |
| | | |
| | | |
| | | |

| LEGEND | |
|---------|--------------------------------|
| ⊕ | HANDICAPPED SPACE |
| ○ | PARKING SPACE |
| ○ | IRON ROD FOUND |
| ⊗ | IRON ROD SET "TXHS" |
| ○ | IRON PIPE FOUND |
| ⊗ | "X" FOUND / SET |
| -CM- | CONTROL MONUMENT |
| □ | IRRIGATION CONTROL VALVE |
| ○ | CLEAN-OUT |
| WM | WATER METER |
| WV | WATER VALVE |
| GT | GREASE TRAP |
| MH | MANHOLE |
| SS | STORM SEWER |
| SAN SEW | SANITARY SEWER |
| ⊕ | LIGHT POLE |
| ● | POWER POLE |
| ■ | BRICK COLUMN |
| AC | AIR CONDITIONING |
| ⊕ | FIRE HYDRANT |
| ▲ | ELECTRIC METER |
| ⊕ | GAS METER |
| ⊕ | BOLLARD |
| /// | ASPHALT PAVING |
| —○—○— | CHAIN LINK FENCE |
| —□—□— | WOOD FENCE (CENTER POST) |
| —X—X— | WIRE FENCE |
| — — — | IRON FENCE |
| — — — | PIPE FENCE |
| — | COVERED PORCH, DECK OR CARPORT |
| — | CONCRETE PAVING |
| — | NO PARKING |
| — | GRAVEL/ROCK ROAD OR DRIVE |
| — | OES OVERHEAD ELECTRIC SERVICE |
| — | OHP OVERHEAD POWER LINE |
| — | SS SANITARY SEWER LINE |

| GENERAL NOTES |
|--|
| 1) According to the F.I.R.M. No. 48113C0510K, the subject property lies in Zone X, and does not lie within a Special Flood Hazard Area. |
| 2) All bearings, easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance unless otherwise noted. |

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

| CATEGORY 1A CONDITION II | |
|---|--|
| 234 N. SEAGOVILLE ROAD A 3.096 ACRE TRACT OUT OF NOAH HENDERSON SURVEY, A-583 DALLAS, DALLAS COUNTY, TEXAS | |
| Task No. 2302475-1 | |
| Drawn By JAM | |
| Date 12/22/2023 | |
| Scale 1"=30' | |