

7700 ESTERS BOULEVARD AND 4405 REESE DRIVE ALTA/NSPS LAND TITLE SURVEY

August 20, 2021
Revised: October 1, 2021

STATE OF TEXAS
COUNTY OF DALLAS

I, Ben D. Rychlik, R.P.L.S. No. 1630 do hereby certify to: (a) Cabletex Properties, LLC, a Texas limited liability company, (b) MPI3 Irving LLC, a Delaware limited liability company, (c) Old Republic National Title Insurance Company, as described in G.F. No. 2712CM, effective date August 3, 2021, issued August 16, 2021; that this map or plot and the survey on which it is based were made in accordance with the 2021 "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, 7(c), 8, 9, 10(a), 11(Observed Evidence Only) and 13 of Table A thereof. The field work was completed on the property on August 20, 2021. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map Community Panel No. 48113C0145 K, with a date of identification of July 7, 2014, in the County of Dallas, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.

Being the same property conveyed to Cabletex Properties, LLC, by deed recorded in Instrument No. 201700157331, Official Public Records, Dallas County, Texas, as described in that certain Title Commitment No. G.F. 2712CM, issued by Old Republic National Title Insurance Company, with an effective date of August 3, 2021, issued August 16, 2021, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the subject property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

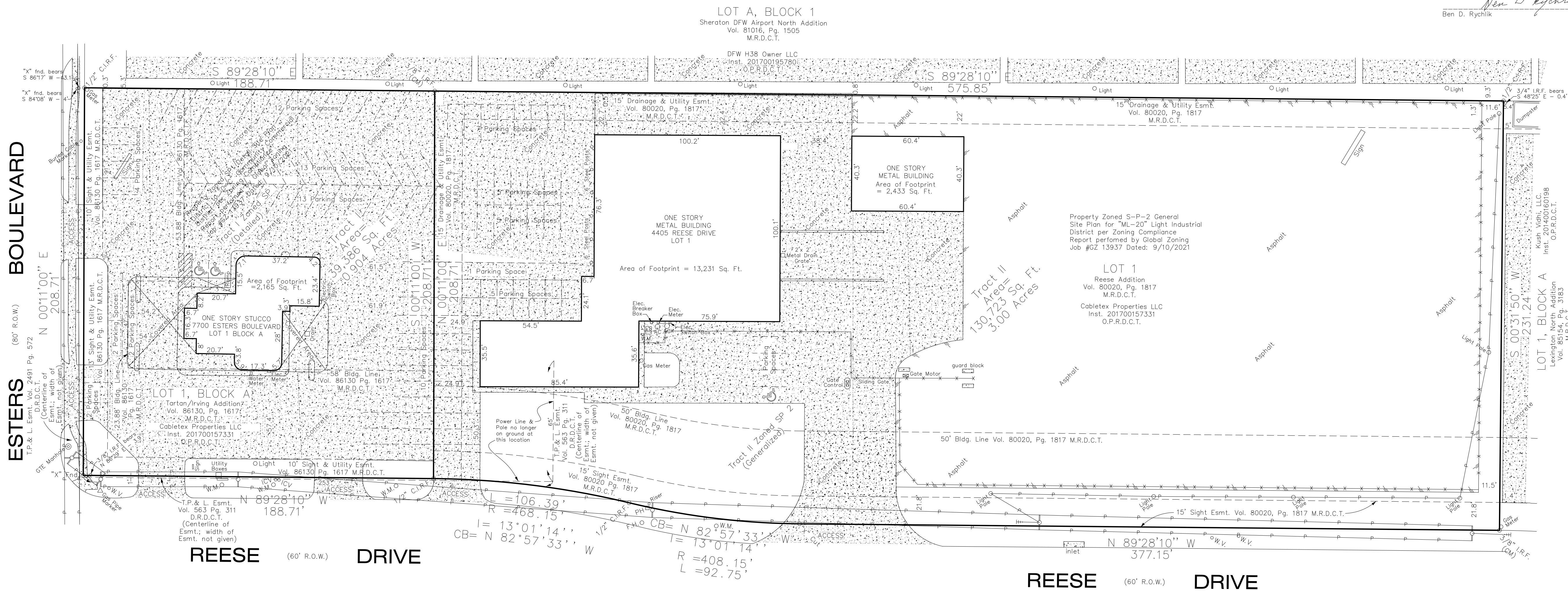
DESCRIPTION OF PROPERTY

TRACT I
BEING Lot 1, Block A of Tartan/Irving Addition, an addition to the City of Irving, Dallas County, Texas, according to the map thereof recorded in Volume 86130, Page 1617, Map Records, Dallas County, Texas.

TRACT II

BEING Lot 1, of Reese Addition, an addition to the City of Irving, Dallas County, Texas, according to the map thereof recorded in Volume 80020, Page 1817, Map Records, Dallas County, Texas.

Ben D. Rychlik
Ben D. Rychlik R.P.L.S. No. 1630



Property zoned SP1 Detail Site Plan District for "C-C" Community Commercial District (Tract I) and S-P-2 General Site Plan for "ML-20" Light Industrial District (Tract II) per Zoning Compliance Report performed by Global Zoning Job #GZ 13937 Dated: 9/10/2021

Property Zoned S-P-2 General Site Plan for "ML-20" Light Industrial District per Zoning Compliance Report performed by Global Zoning Job #GZ 13937 Dated: 9/10/2021

LOT 1
Reese Addition
Vol. 80020, Pg. 1817
M.R.D.C.T.
Cabletex Properties LLC
Inst. 201700157331
O.P.R.D.C.T.

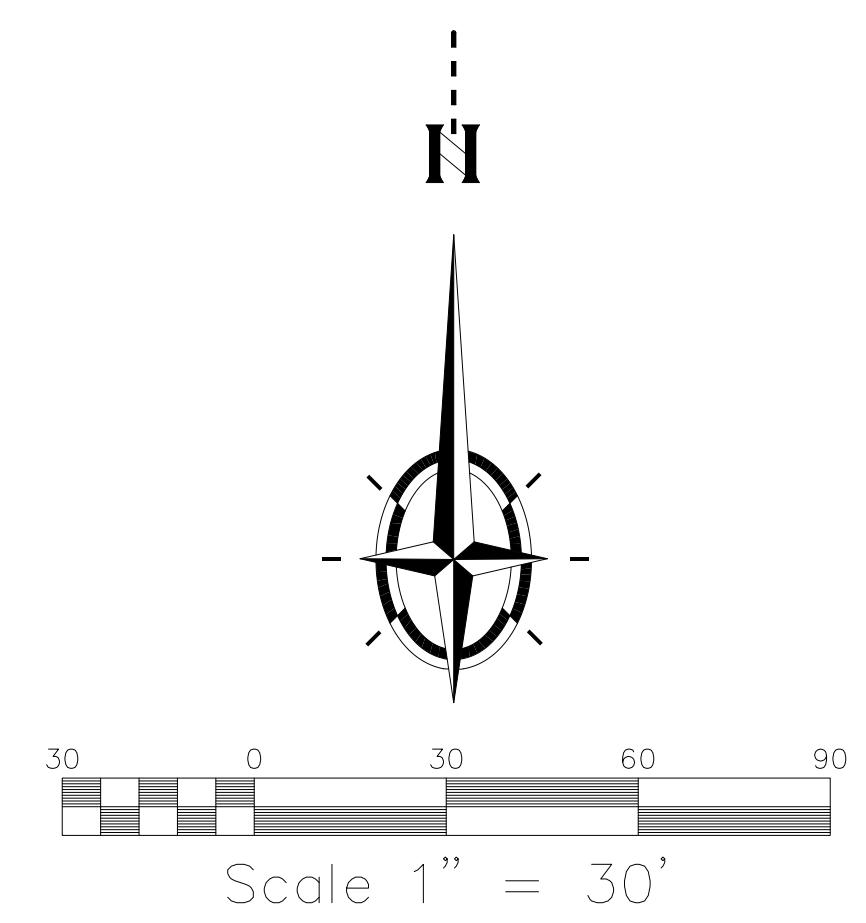
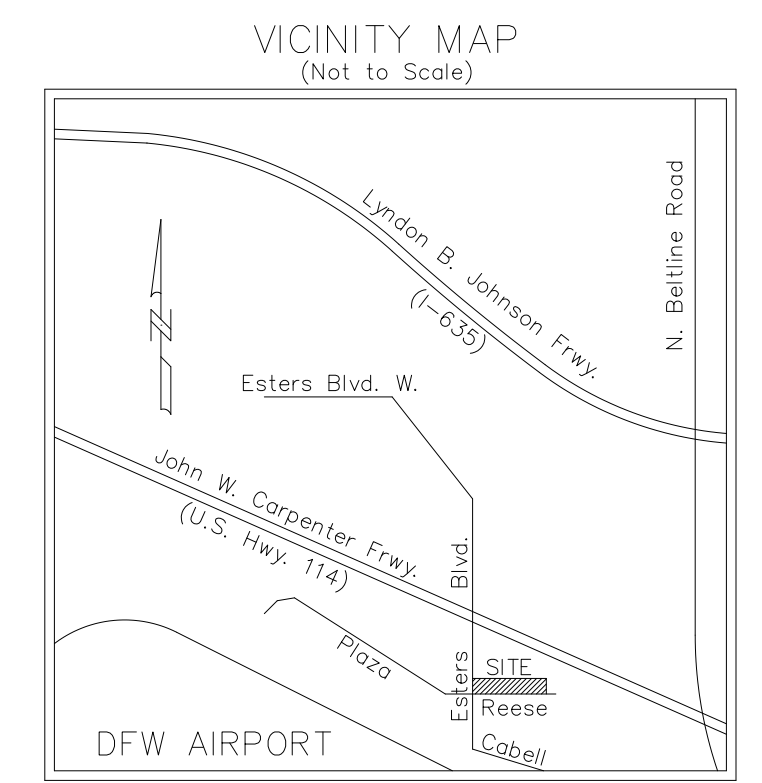
LOT 1, BLOCK A
Levington North Addition
Vol. 86130, Pg. 1617
M.R.D.C.T.

LEGEND	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	IRON ROD FOUND
	CAPPED IRON ROD SET
	Stamped "Surveying Assoc."
	CONTROL MONUMENT
	Deed Records Dallas County, Texas.
	Map Records Dallas County, Texas.
	Official Property Records Dallas County, Texas.
	W.M. WATER METER
	W.V. WATER VALVE
	P.H. PHONE PEDESTAL
	F.H. FIRE HYDRANT
	FENCE LINE
	POWER LINE
	GUY ANCHOR
	POWER POLE W/8' CROSS ARM

NOTES AS TO "TABLE A":
Item 3: Property not situated in a 100-year Flood Plain area per FIRM Community Panel No. 48113C0145K (Zone X) Map Revised: July 7, 2014.
Item 9: 71 Regular Parking Spaces, 3 Handicapped Parking spaces, 11 Trailer Parking Spaces. Total Parking Spaces = 85
Item 10: Determination of the relationship and location of certain division or party walls designated by the client with respect to adjoining properties. (None designated by client).

NOTES AS TO "SCHEDULE B":
Item 10(j): Easement granted by J.R. Jones and wife, Ilo E. Jones, et al, to Texas Power & Light Company, dated March 20, 1944, filed for record on July 27, 1944 and recorded in Volume 2491, Page 572, Deed Records, Dallas County, Texas. (Affects Tract I)
Item 10(j): Easement granted by Otis A. Ponder to Texas Power & Light Company, dated March 8, 1965, filed for record on May 6, 1965 and recorded in Volume 563, Page 311, Deed Records, Dallas County, Texas. (Affects Tract II)

Property Subject to Avigation Esmt.
Vol. 86130, Pg. 1617 M.R.D.C.T.
Vol. 80020, Pg. 1817 M.R.D.C.T.





SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75203
FIRM Registration / License No. 10040200



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DRAWN BY
Lynn L.
17-111-L
JOB NO.

SURVEY LICENSE AGREEMENT
This survey and the information contained herein are the property of the surveyor. The surveyor, its agents, employees, and independent contractors, shall not be held responsible for any errors or omissions in this survey or for any consequences that may result therefrom. The surveyor shall not be held responsible for any errors or omissions in this survey or for any consequences that may result therefrom. The surveyor shall not be held responsible for any errors or omissions in this survey or for any consequences that may result therefrom.