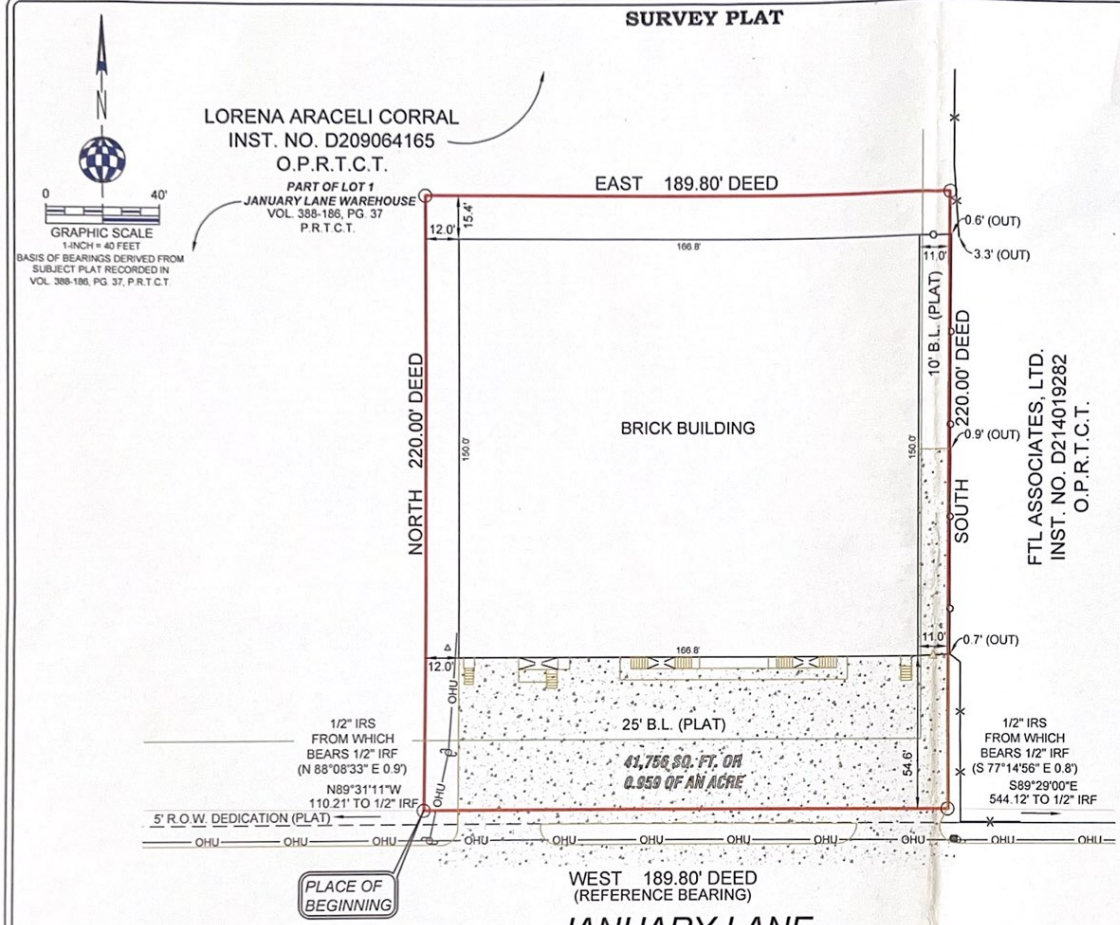
SURVEY PLAT



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to James Wang, Capitol Food and Beverage, Inc., Fidelity National Title Insurance Company, and Lawyers Title Company, all in connection with G. F. NO. LT-1978-1978014589-DB, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48439C 0245K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 09-25-09. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

John S. Turner

JOHN S. TURNER RPLS 5310

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION

BEING a part of Lot 1 of the January Lane Warehouse Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-186, Page 37, of the Plat Records of Tarrant County, Texas, and being the same tract of land described in deed to Capitol Food and Beverage, Inc., recorded in Instrument No. D197088761, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the Southwest corner of said part of Lot 1, and being in the North right-of-way line of January Lane, a 65 foot wide right-of-way, same being an inside "ell" corner of a tract of land described in deed to Lorena Araceli Corral, recorded in Instrument No. D209064165, Official Public Records, Tarrant County, Texas;

Thence North, along the West line of said Lot 1 a distance of 220.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence East, along the North line of said Lot 1 a distance of 189.80 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, being in a West line of a tract of land described in deed to FTL ASSOCIATES, LTD., recorded in Instrument No. D214019282, Official Public Records, Tarrant County, Texas;

Thence South, along the East line of said Lot 1 a distance of 220.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North right-of-way line;

Thence West, along the South line of said Lot 1 a distance of 189.90 feet to the PLACE OF BEGINNING and containing a 41,756 square feet or 0.959 of an acre of land.

LEGEND

X-FOUND	TELE. BOX	WATER VALVE	LIGHT POLE	PLASTIC FENCE	BOUNDARY	CONCRETE
X-SET	CABLE BOX	FIRE HYDRANT	TRAFFIC SIGN	ASPHALT	HIGH BANK LINE	GRAVEL
1/2" IR FOUND	ELECTRIC BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BUILDING LINE	BRICK
1/2" IR SET	BRICK COLUMN	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	EASEMENT	STONE
5/8" IR FOUND	1" IR FOUND	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	WOOD DECK
3/8" IR FOUND	1" IP FOUND	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	BUILDING WALL
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	TILE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.		WOOD FENCE	CON. RET. WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	P.E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	

2430 JANUARY LANE
GRAND PRAIRIE, TEXAS

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JOB NO: 16-2106
DATE: 12-29-2016
DRAWN BY: 414

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