



ALTA SURVEY

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. 12925 LBJ FREEWAY AKA 2010 EASTGATE DRIVE, in the City of GARLAND, Texas. Being Lot 1, in Block 1, of Meyers Addition Number 1, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof filed for record in Volume 73144, Page 2123 of the Map Records of Dallas County, Texas.

NOTES:

The following items are from Schedule B, Old Republic National Title Commitment No. 177377, with an effective date of May 9, 2022 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

d. Electrical easement 10 feet in width along the South property line, as set forth in instrument recorded in Volume 75012, Page 886, of the Deed Records of Dallas County, Texas. (as shown on survey)

There is no observable evidence of any cemeteries, gravesites or burial grounds on the Property.

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

Gross land area 1.30 acres or 56,589 square feet

35 total parking spaces and 2 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

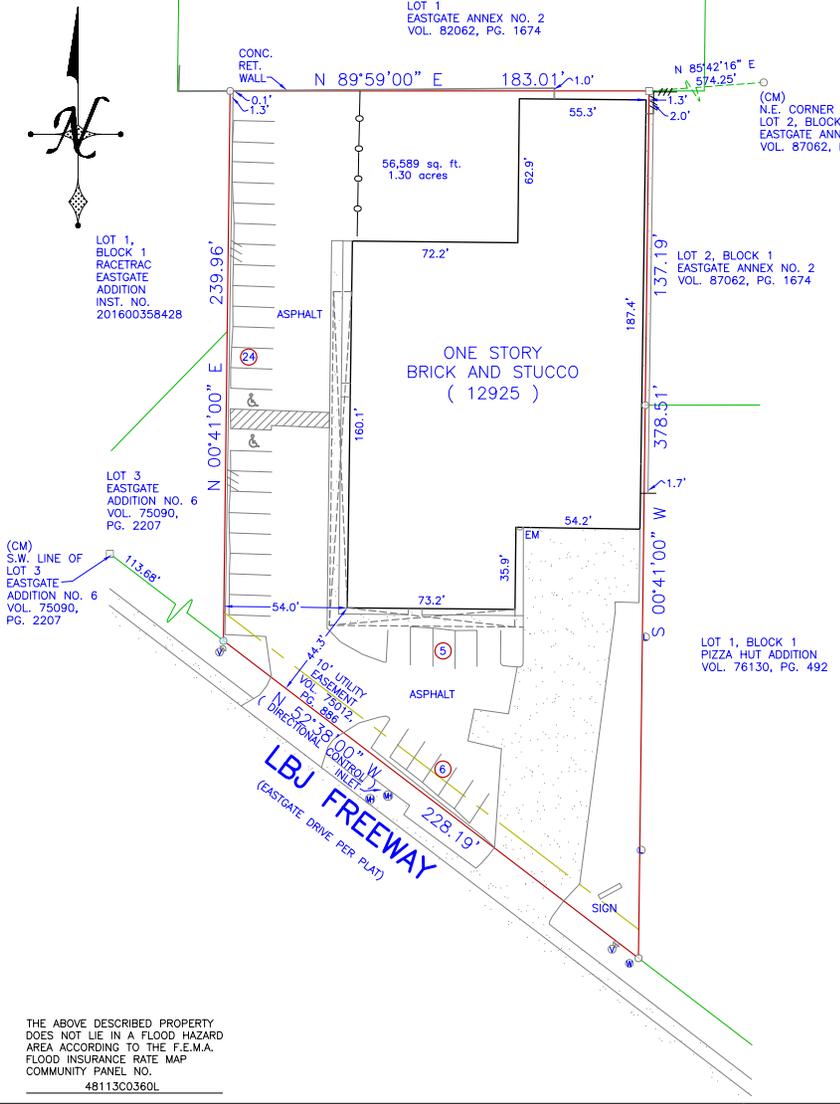
No known plottable offsite (i.e., apurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items), unless otherwise shown.

Party walls not observed

SURVEYOR'S CERTIFICATION

To: Jerucham Abramov, Old Republic National Title

This is to certify that this map or plat 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. The fieldwork was completed on May 11, 2022.



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. 48113C0360L



ACCEPTED BY: _____



The plat 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: 05/11/2022
G. F. No.: 177377
Job no.: 202205187
Drawn by: CMR
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 JERUCHAM ABRAMOV, COS Warehouse TX2 LLC, MADISON TITLE AGENCY, LLC, OLD REPUBLIC NATIONAL TITLE

LEGEND table with symbols for wood fence, chain link, iron fence, wire fence, CM, MFD, 1/2" iron rod found, 3/4" iron rod found, 5/8" iron rod found, PK wall found, C, G, F, H, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, and other symbols.

