

EXISTING PROPERTY CONDITIONS

LOT AREA	196,522 SQ. FT. / 4.51 ACRES
BUILDING SQUARE FOOTAGE	21,343 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	_____ DISTRICT
BUILDING HEIGHT	28.3 FT.
LOT COVERAGE	10.9%
PARKING PROVIDED:	
STANDARD SPACES	66 SPACES
HANDICAP VAN ACCESSIBLE TOTAL	7 SPACES 73 SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	_____ SQ. FT.
(2) MINIMUM LOT WIDTH	_____ FT.
(3) MINIMUM FRONT YARD	_____ FT.
(4) MINIMUM SIDE YARD	_____ FT.
(5) MINIMUM REAR YARD	_____ FT.
(6) MAXIMUM LOT COVERAGE	_____%
(7) MAXIMUM HEIGHT	_____ FT.
(8) MAXIMUM DENSITY	_____ FT.
(9) MINIMUM PARKING REQUIRED	_____ SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services, _____ and ask for Zoning.
Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

LEGEND

- EXISTING EDGE ASPHALT PAVING
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- EXISTING WROUGHT IRON FENCE
- GUY WIRE
- POWER POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- "X" SET IN CONCRETE
- CONTROLLING MONUMENT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- BRICK COLUMN
- COVERED PORCH, DECK OR CARPORT
- FIRE HYDRANT
- LIGHT POLE
- VAULT
- TRANSFORMER
- GRATE INLET
- POINT FOR CORNER

GENERAL NOTES

- Bearings shown are based on NAD 83 Texas North Central Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

PROPERTY DESCRIPTION

BEING a tract of land out of the Jacob W. Halford Survey, Abstract No. 589 and the Abraham Carver Survey, Abstract No. 263, Deed Records, Dallas County, Texas, and being that same tract of land conveyed to Grace Assembly of God, by deed recorded in Volume 83088, Page 5477, Deed Records, Dallas County, Texas, and being described by metes and bounds:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 10, Block A/6763, of Rogers Hill Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 19, Page 145, Plat Records, Dallas County, Texas, and the South line of that tract of land conveyed to Glindora Stringer, by deed recorded in Volume 82051, Page 2370, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 20 minutes 44 seconds East, along the South line of said Stringer tract, a distance of 623.85 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Fidel Lomas Ramirez and Irma Delarosa Ramirez, by deed recorded in Volume 94189, Page 1379, Deed Records, Dallas County, Texas, and the West Right-of-Way line of S. Sam Houston Road (a 60' Right-of-Way), from which a 1/2 inch iron pipe found for reference at the Northeast corner of that tract of land conveyed to Irving Castillo, by deed recorded in Instrument No. 201900076085, Official Public Records, Dallas County, Texas, bears North 10 degrees 45 minutes 44 seconds West, a distance of 276.43 feet;

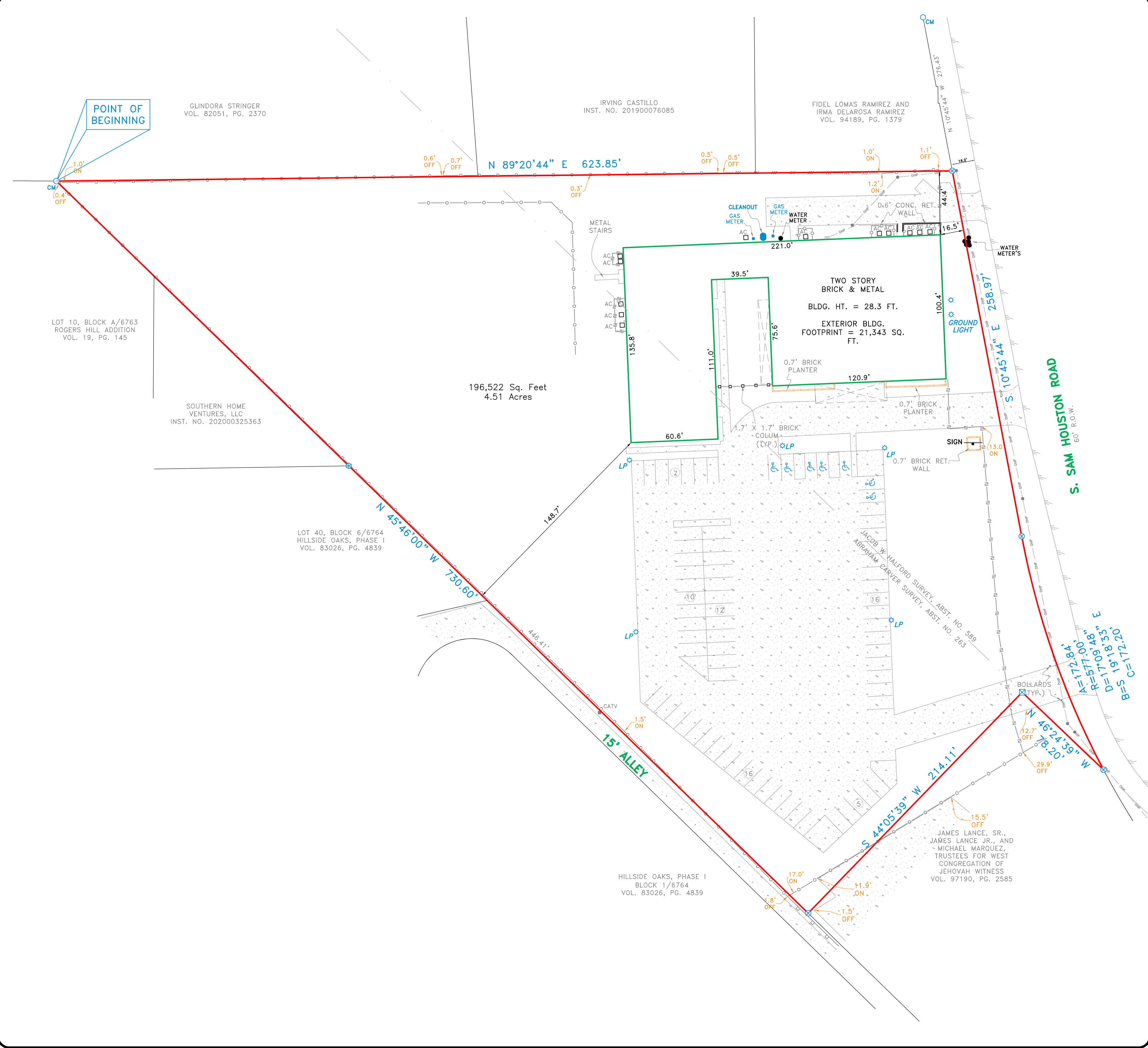
THENCE South 10 degrees 45 minutes 44 seconds East, along the West Right-of-Way line of said S. Sam Houston Road, a distance of 258.97 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, being the beginning of a non-tangent curve turning to the left, with a radius of 577.00 feet, a delta angle of 17 degrees 09 minutes 48 seconds, a chord bearing of South 19 degrees 18 minutes 33 seconds East, and a chord length of 172.20 feet;

THENCE along said curve to the left, along the West Right-of-Way line of said S. Sam Houston Road, an arc length of 172.84 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being a Northeast corner of that tract of land conveyed to James Lance, SR., James Lance JR., and Michael Marquez, trustees for West Congregation of Jehovah Witness, by deed recorded in Volume 97190, Page 2585, Deed Records, Dallas County, Texas;

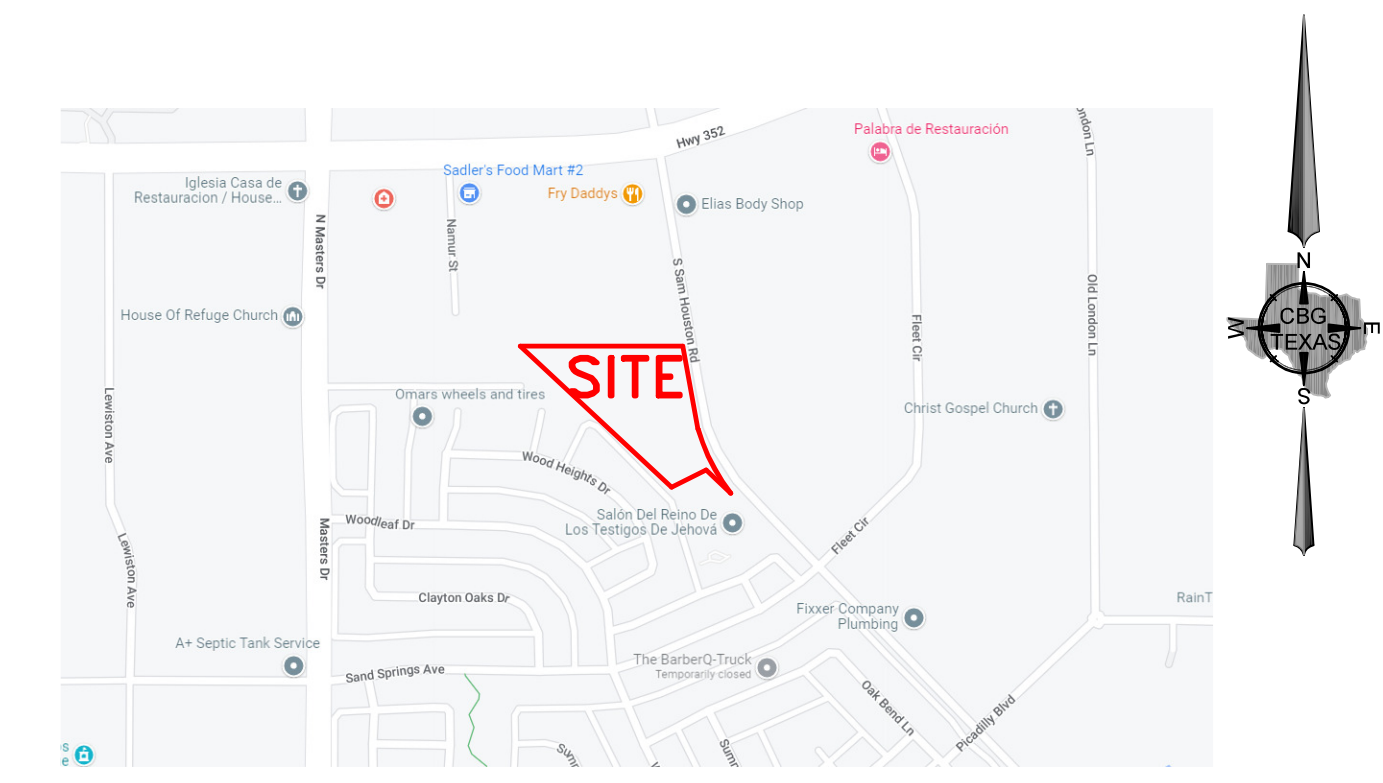
THENCE North 46 degrees 24 minutes 39 seconds West, along the Northeast line of said Jehovah Witness tract, a distance of 78.20 feet to an "X" cut set in concrete for corner;

THENCE South 44 degrees 05 minutes 39 seconds West, along the Northwest line of said Jehovah Witness tract, a distance of 214.11 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being in the Northeast line of Block 1/6764, of Hillside Oaks, Phase I, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 83026, Page 4839, Plat Records, Dallas County, Texas;

THENCE North 45 degrees 46 minutes 00 seconds West, along the Northeast line of said Hillside Oaks Addition, passing a 3/8 inch iron rod found for witness at the Northeast corner of Lot 40, Block 6/6764, of Hillside Oaks Addition, Phase I, at a distance of 730.60 feet, and continuing a total distance of 730.60 feet to the POINT OF BEGINNING and containing 196,522 square feet or 4.51 acres of land.



VICINITY MAP



NOT TO SCALE



SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of _____, issued by _____ with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48113C0370K, with a date of identification of 07/07/2014, for Community No. 48171, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Grace Assembly of God DBA Mustang Creek Community Church in connection with the transaction described in GF# N/A. The undersigned, being a registered land surveyor of the State of Texas certifies to Grace Assembly of God DBA Mustang Creek Community Church as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 11/2/2022.

The parties listed above are entitled to rely on the survey.
Executed this 3rd day of November, 2022.

FOR REVIEW ONLY
Bryan Connally
Registered Professional Land Surveyor No. 5513

REVISIONS		
DATE	BY	NOTES

C.B.G. Surveying Texas, LLC.
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Firm No. 10168800
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ALTA/NSPS LAND TITLE SURVEY
JACOB W. HALFORD SURVEY, ABSTRACT NO. 589
ABRAHAM CARVER SURVEY, ABSTRACT NO. 263
DALLAS, DALLAS COUNTY, TEXAS
2801 S. SAM HOUSTON ROAD

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	11/3/2022	2219320	SEE CERT.	TER