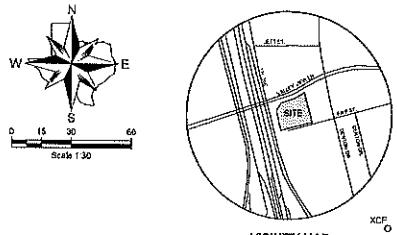
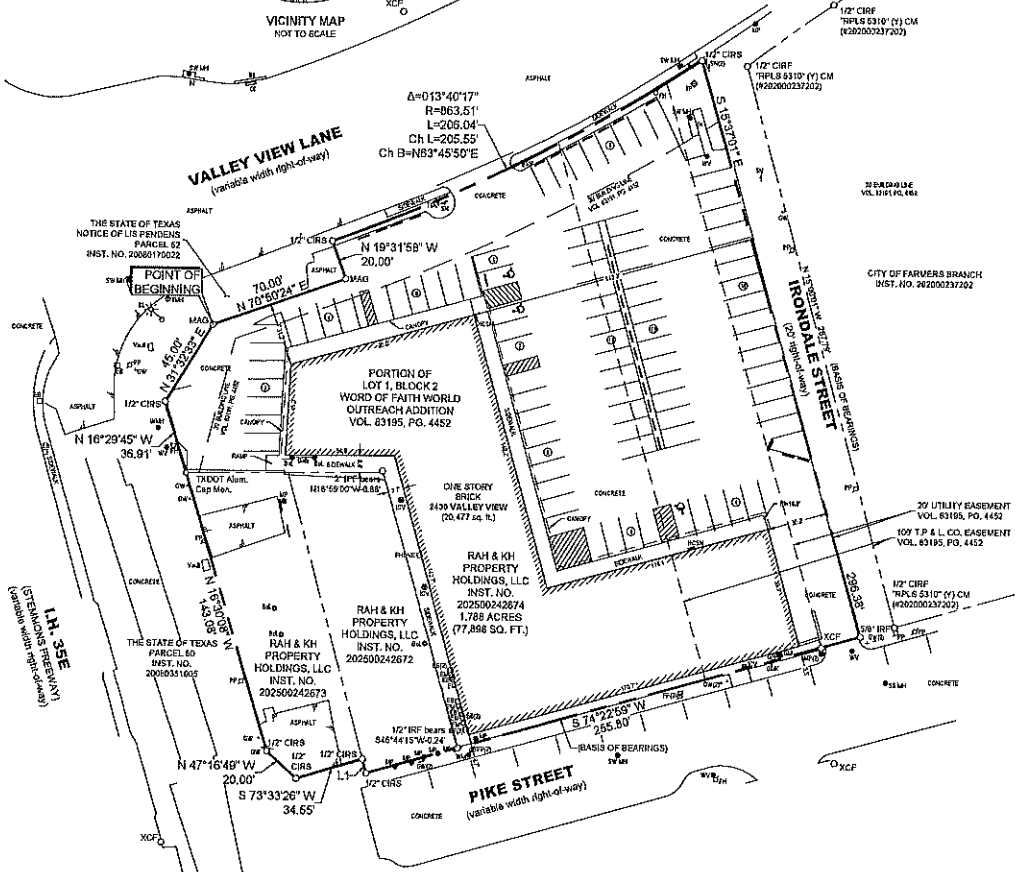
## ABBREVIATION LEGEND

| ABBR. | DEFINITION |
|---|---|
| AC | AIR CONDITIONER |
| AD | AREA DRAIN |
| BILLB | BILLBOARD |
| Bol. | BOLLARD |
| C | COMMUNICATION |
| CC# | COUNTY CLERKS FILE NO. |
| CIRF | IRON ROD FOUND WITH CAP |
| CIRS | IRON ROD SET W/CAP STAMPED "W.A.I. 5714" |
| CM | CONTROLLING MONUMENT |
| CO | CLEANOUT |
| DS | DOWNSPOUT |
| E | ELECTRIC |
| EB | ELECTRIC BOX |
| EM | ELECTRIC METER |
| FH | FIRE HYDRANT |
| FOMK | FIBER OPTIC MARKER |
| FP | FLAG POLE |
| G | GAS |
| GI | GRATE INLET |
| GL | GROUND LIGHT |
| GM | GAS METER |
| GMK | GAS MARKER |
| GR | GAS RISER |
| GV | GAS VALVE |
| GW | GUY WIRE |
| HI | BUILDING HEIGHT |
| HC | HANDICAPPED |
| ICV | IRRIGATION CONTROL VALVE |
| IN | INLET |
| IRF | IRON ROD FOUND |
| LP | LIGHT POLE |
| MAG | MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714" |
| MB | MAIL BOX |
| MH | MANHOLE |
| MP | METAL POST |
| MW | MONITORING WELL |
| OHL | OVERHEAD LINES |
| PF | PIN FLAG |
| PFC | POINT FOR CORNER |
| PKF | PK NAIL FOUND |
| PKS | PK NAIL SET |
| PM | PAINT MARK |
| PP | POWER POLE |
| SB | SIGNAL BOX |
| SN | SIGN |
| SP | SIGNAL POLE |
| SS | SANITARY SEWER |
| SSMK | SANITARY SEWER MARKER |
| SW | STORM WATER |
| TMK | TELEPHONE MARKER |
| TP | TELEPHONE PEDESTAL |
| TPAD | TRANSFORMER PAD |
| TSN | TRAFFIC SIGN |
| UGC | UNDERGROUND CABLE MARKER |
| W | WATER |
| WM | WATER METER |
| WP | WOOD POST |
| WV | WATER VALVE |
| XCF | "X" CUT IN CONCRETE FOUND |
| XCS | "X" CUT IN CONCRETE SET |

| PARKING | |
|---|---|
| TYPE | NUMBER |
| REGULAR | 47 |
| DISABLED | 3 |
| OTHER | |
| TOTAL | 50 |

**PARKING NOTE:**
At the time of the survey, any visible disabled parking areas were located and are shown on the survey. The surveyor cannot certify that they are in full ADA compliance.




**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0170K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**PROPERTY DESCRIPTION**

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the THOMAS KEENAN SURVEY, ABSTRACT NO. 733, City of Farmers Branch, Dallas County, Texas and being a portion of Lot 1, Block 2, Word of Faith World Outreach Addition, an addition to the City of Farmers Branch Dallas County, Texas, according to the plat thereof recorded in Volume 83195, Page 4452, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being a portion of the same tract of land as described in deed to RAH & KH Property Holdings, LLC, recorded in Instrument No. 202500242674, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), all of the same tract of land as described in deed to RAH & KH Property Holdings, LLC, recorded in Instrument No. 202500242672, O.P.R.D.C.T. and a portion of a tract of land as described in deed to RAH & KH Property Holdings, LLC, recorded in Instrument No. 202500242673, O.P.R.D.C.T., and being more particularly described as follows

BEGINNING at a MAG nail with washer stamped "W.A.I. R.P.L.S. 5714" set for corner at the Northeasterly end of a corner clip at the intersection of the Southerly right-of-way line of Valley View Lane (a variable width right-of-way) and the Easterly right-of-way line of Interstate Highway 35E (Stemmons Freeway, a variable width right-of-way);

THENCE departing said corner clip and along said Southerly right-of-way, the following

North 70 deg 50 min 24 sec East, a distance of 70.00 feet to a MAG nail with washer stamped "W.A.I. R.P.L.S. 5714" set for corner,

North 19 deg 31 min 58 sec West, a distance of 20.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a non-tangent curve to the left having a radius of 863.51 feet, a central angle of 13 deg 40 min 17 sec, a chord bearing of North 63 deg 45 min 50 sec East and a chord length of 205.55 feet,

Along said non-tangent curve to the left, an arc distance of 206.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Southwesterly right-of-way line of Irondale Street (a 20' right-of-way);

THENCE South 15 deg 37 min 01 sec East, along said Southwesterly right-of-way line, a distance of 296.38 feet to a 5/8-inch iron rod found for corner, said iron rod being situated in the Northwesterly right-of-way line of Pike Street (a variable width right-of-way);

THENCE South 74 deg 22 min 59 sec West, departing the Southwesterly right-of-way line of said Irondale Street and along the Northwesterly right-of-way line of said Pike Street, a distance of 265.80 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being at the intersection of said Northwesterly right-of-way line with the Northeasterly right-of-way line of said Interstate Highway 35E;

THENCE departing the Northwesterly right-of-way line of said Pike Street and along said Northeasterly right-of-way line, the following

North 14 deg 56 min 24 sec West, a distance of 7.13 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 73 deg 33 min 26 sec West, a distance of 34.65 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 47 deg 16 min 49 sec West, a distance of 20.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner,

North 18 deg 30 min 08 sec West, a distance of 143.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Southwesterly end of said corner clip,

THENCE North 31 deg 32 min 33 sec East, departing said Northeasterly right-of-way line and along said corner clip, a distance of 45.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.788 acres or 77,898 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of December, 2025, utilizing a G.P.S. bearing related to the Texas North Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.

**SURVEYOR'S CERTIFICATION**

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, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 12/10/2025.

***PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.***


Leonard J. Lueker
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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.

| No. | DATE | REVISION | APPROV. |
|---|---|---|---|

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Texas Board of Professional Land Surveyors Firm No. 10018800

THOMAS KEENAN SURVEY, ABSTRACT NO. 733
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
STONEWOOD INVESTMENTS, INC.
16604 PRESTON ROAD, SUITE 238
DALLAS, TEXAS 75252

# ALTA/NSPS LAND TITLE SURVEY
## 1.788 ACRES

Date : 12.11.25
Scale : 1:30
File : 52750-ALTA
Project No. : 52103.00

SHEET 1 OF 1

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