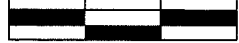


GRAPHIC SCALE

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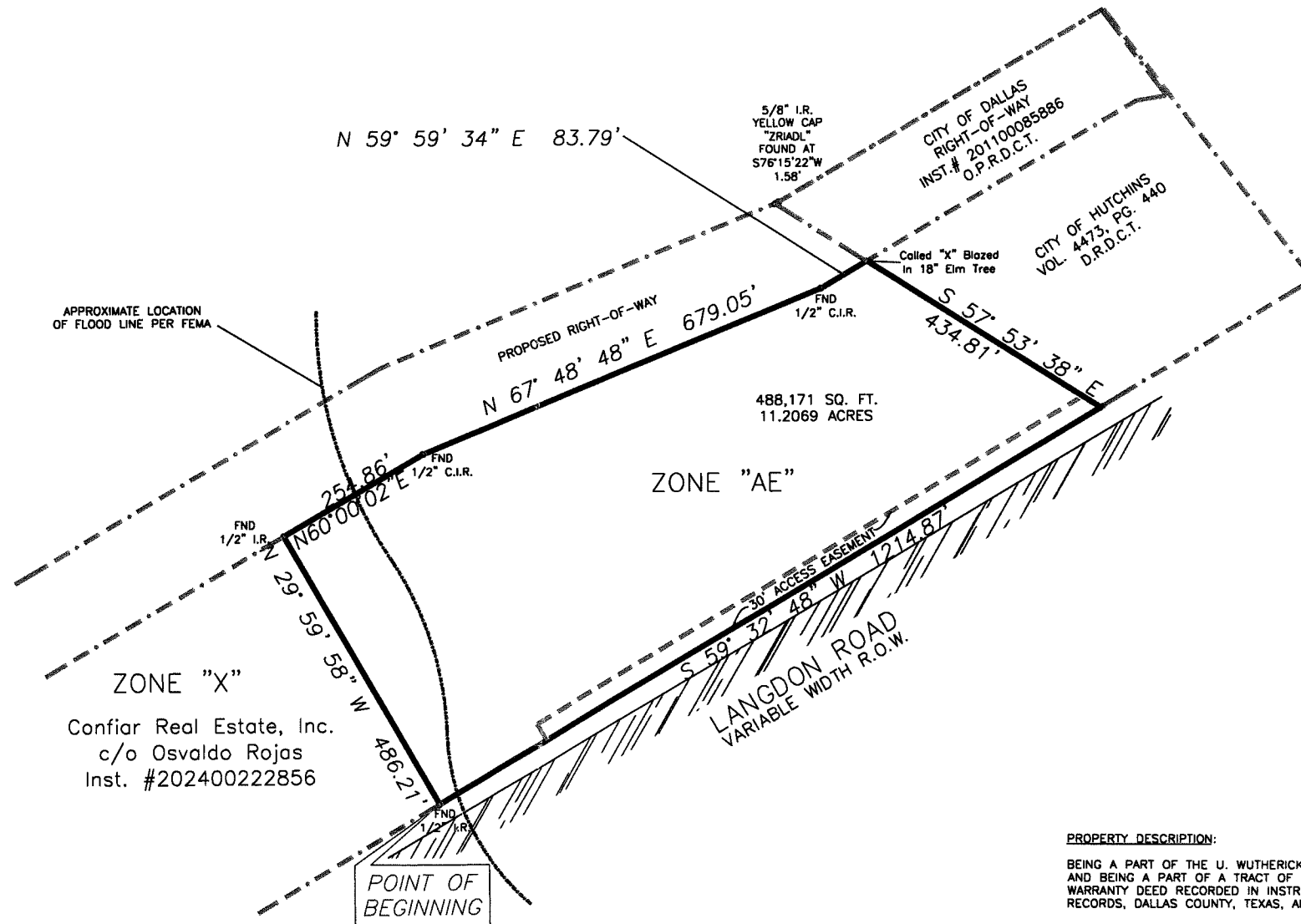


(IN FEET)

1 inch = 300 ft.

NOTES:

1. BEARINGS BASED ON STATE PLANE COORDINATES SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM 83.
2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
4. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED DECEMBER 5, 1940, FILED FEBRUARY 4, 1941, EXECUTED BY A.C. TESSMAN AND BIRD TESSMAN, RECORDED IN VOLUME 2261, PAGE 40, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
5. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 24, 1950, FILED OCTOBER 16, 1950, EXECUTED BY A.C. TESSMAN AND BIRD TESSMAN, RECORDED IN VOLUME 3393, PAGE 355, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
6. EASEMENT TO THE CITY OF HUTCHINS, DATED FEBRUARY 10, 1956, FILED APRIL 10, 1956, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 4473, PAGE 444, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
7. EASEMENT TO THE UNITED STATES OF AMERICA, DATED FEBRUARY 15, 1969, FILED APRIL 4, 1969, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 69067, PAGE 806, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
8. EASEMENT TO THE CITY OF HUTCHINS, DATED MARCH 12, 1970, FILED JULY 10, 1970, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 70137, PAGE 1192, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
9. EASEMENT AWARDED TO THE STATE OF TEXAS IN CONDEMNATION PROCEEDING, CAUSE NO. CC-71-501-A, COUNTY COURT AT LAW NO. 1, DALLAS COUNTY, TEXAS, FILED MARCH 10, 1971, RECORDED IN VOLUME 71048, PAGE 1498, DEED RECORDS, DALLAS COUNTY, TEXAS. (DOES NOT AFFECT)
10. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 8, 1971, FILED JULY 1, 1971, EXECUTED BY M.O. TESSMAN, RECORDED IN VOLUME 71128, PAGE 518, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
11. COVENANTS, TERMS, CONDITIONS, AND EASEMENTS SET FORTH IN COMMON ACCESS AND WATER FACILITIES EASEMENT AND RESTRICTIVE COVENANT AGREEMENT DATED OCTOBER 23, 1018, FILED JUNE 19, 2019, RECORDED UNDER CLERK'S FILE NO. 201900157679, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND AMENDMENT DATED JULY 6, 2022, FILED JULY 25, 2022, RECORDED UNDER CLERK'S FILE NO. 202200203770, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)



PROPERTY DESCRIPTION:

BEING A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO CONFIAR REAL ESTATE, INC. ACCORDING TO INSTRUMENT NUMBER 202400222856 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING ALONG THE NORTHERLY LINE OF LANGDON ROAD;

THENCE NORTH 29° 59' 58" WEST, DEPARTING SAID NORTHERLY LINE A DISTANCE OF 486.21 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CONFIAR REAL ESTATE TRACT, SAME BEING ALONG THE SOUTHERLY LINE OF A PROPOSED RIGHT-OF-WAY;

THENCE NORTH 60° 00' 02" EAST A DISTANCE OF 254.86 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 67° 48' 48" EAST A DISTANCE OF 679.05 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 59° 59' 34" EAST A DISTANCE OF 83.79 FEET TO A CALLED "X" BLAZED IN 18 INCH ELM TREE FOR CORNER, SAME BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS FOR RIGHT OF WAY PURPOSES;

THENCE SOUTH 57° 53' 38" EAST A DISTANCE OF 434.81 FEET TO A POINT IN THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF LANGDON ROAD FOR CORNER;

THENCE SOUTH 59° 32' 48" WEST A DISTANCE OF 1214.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 488,171 SQUARE FEET OR 11.2069 ACRES OF LAND MORE OR LESS.

BOUNDARY SURVEY OF

A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Seth Ephraim Osabutey
RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. 48113C PANEL 0512 L
REVISED DATE: 07/07/14 ZONE "X & AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: CONFIAR REAL ESTATE, INC.

ADDRESS: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141

TITLE CO: BENCHMARK TITLE

GF. NO: PL25-37951

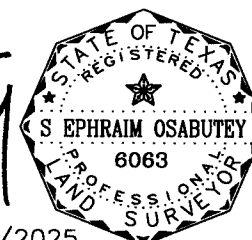
G.F. EFFECTIVE DATE: DECEMBER 30, 2024

JOB NO.: 2024-285

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

S. Ephraim Osabutey

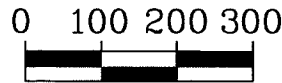


4TH REV. 02/04/2025

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063



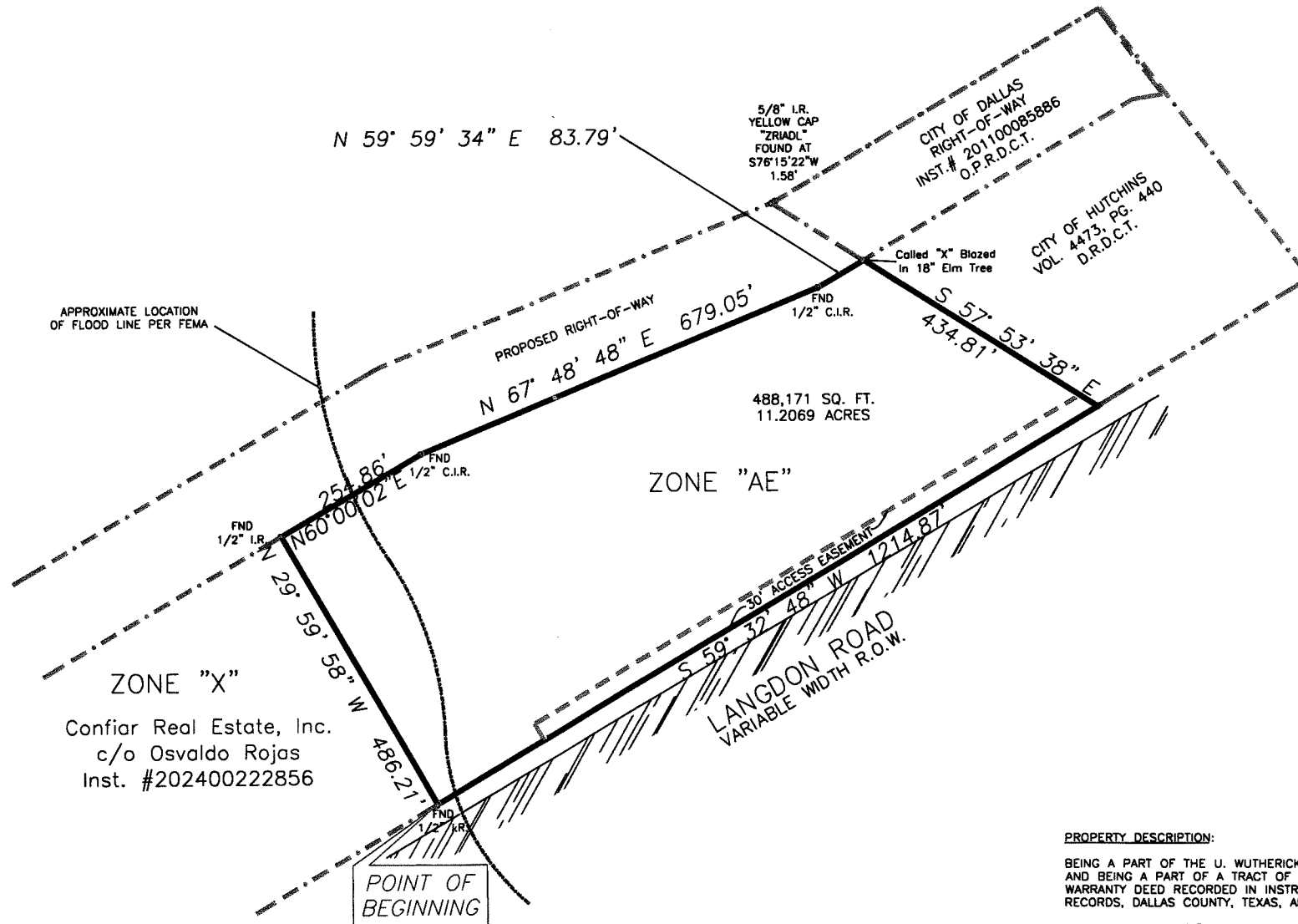
GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

- NOTES:
1. BEARINGS BASED ON STATE PLANE COORDINATES SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM 83.
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PROPERTY DESCRIPTION:

BEING A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO CONFIAI REAL ESTATE, INC. ACCORDING TO INSTRUMENT NUMBER 202400222856 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING ALONG THE NORTHERLY LINE OF LANGDON ROAD;

THENCE NORTH 29° 59' 58" WEST, DEPARTING SAID NORTHERLY LINE A DISTANCE OF 486.21 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CONFIAI REAL ESTATE TRACT, SAME BEING ALONG THE SOUTHERLY LINE OF A PROPOSED RIGHT-OF-WAY;

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Seth Ephraim Osabutey
RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. 48113C PANEL 0512 L
REVISED DATE: 07/07/14 ZONE "X & AE"

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SURVEYED FOR: CONFIAI REAL ESTATE, INC.

ADDRESS: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141

TITLE CO: BENCHMARK TITLE

G.F. NO: PL25-37951

G.F. EFFECTIVE DATE: DECEMBER 30, 2024

JOB NO.: 2024-285

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



4TH REV. 02/04/2025

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063