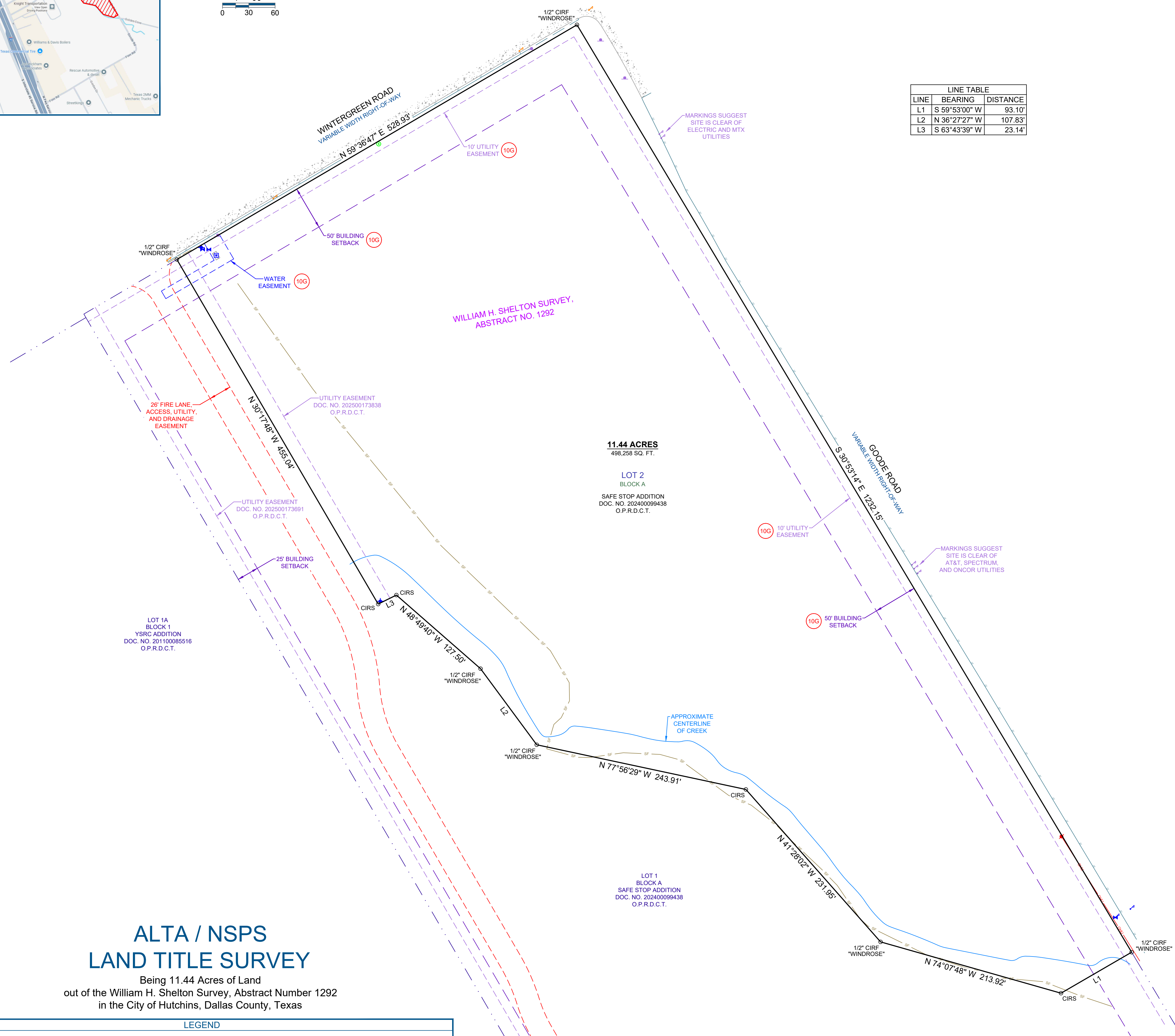
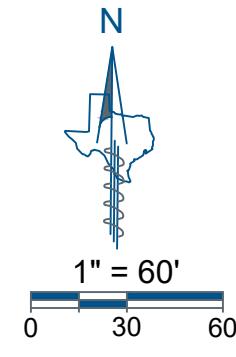
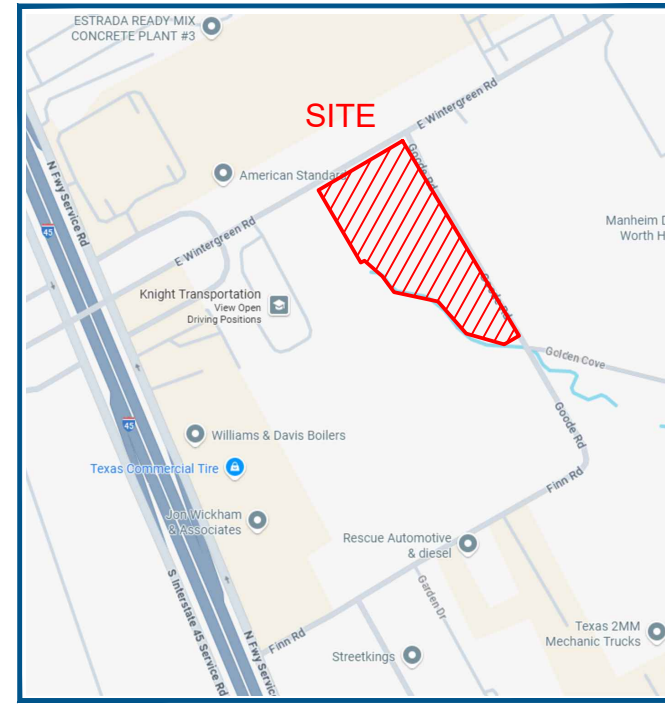


VICINITY MAP
NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°53'00" W	93.10'
L2	N 36°27'27" W	107.83'
L3	S 63°43'39" W	23.14'

LEGAL DESCRIPTION

BEING Lot 2, Block A of SAFE STOP ADDITION, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in ccf# 202400099438, Real Property Records, Dallas County, Texas

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2014 and is located in Community Number 480179 as shown on Map Number 48113C0514L. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements per Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 1011-414837-RTT as listed:

10G The following easements and/or building lines, as shown on plat recorded in ccf# 202400099438, Real Property Records, Dallas County, Texas.

- 50' building lines;
- 10' utility easements;
- Variable width water easement

AFFECTS AS SHOWN

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by First American Title Guaranty Company with G.F. No. 1011-414837-RTT, an effective date of June 30th, 2025, and issued date of July 11th, 2025. This survey is only valid for G.F. No. 1011-414837-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right-of-way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- All building lines, setbacks, and easements shown hereon are by Document Number 202400099438, O.P.R.D.C.T., unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any types or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

To First American Title Guaranty Company, Republic Title of Texas, Inc., and 725 E. Wintergreen, LLC, a Texas limited liability company:

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, 6(a), 6(b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on July 12th, 2025.

This map or plat was prepared on _____

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

Caleb McCanlies
R.P.L.S. # 7036

ALTA / NSPS
LAND TITLE SURVEY

Being 11.44 Acres of Land
out of the William H. Shelton Survey, Abstract Number 1292
in the City of Hutchins, Dallas County, Texas

LEGEND

Power Pole	Water Vault	Sign	CIRS	Silt Fence
Utilities Clear Mark	Water Valve	Concrete	Capped Iron Rod Found	Overhead Utilities
Gas Utility Mark	Fire Hydrant	Boundary Monument	DOC. NO.	Edge of Asphalt
Sanitary Manhole	Water Utility Mark		O.P.R.D.C.T.	

JOB NUMBER 2507.005		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	PROPERTY ADDRESS 725 E WINTERGREEN RD HUTCHINS, TX
DATE 07-22-2025			
REVISION 08-22-2025			
DRAWN BY SDH			