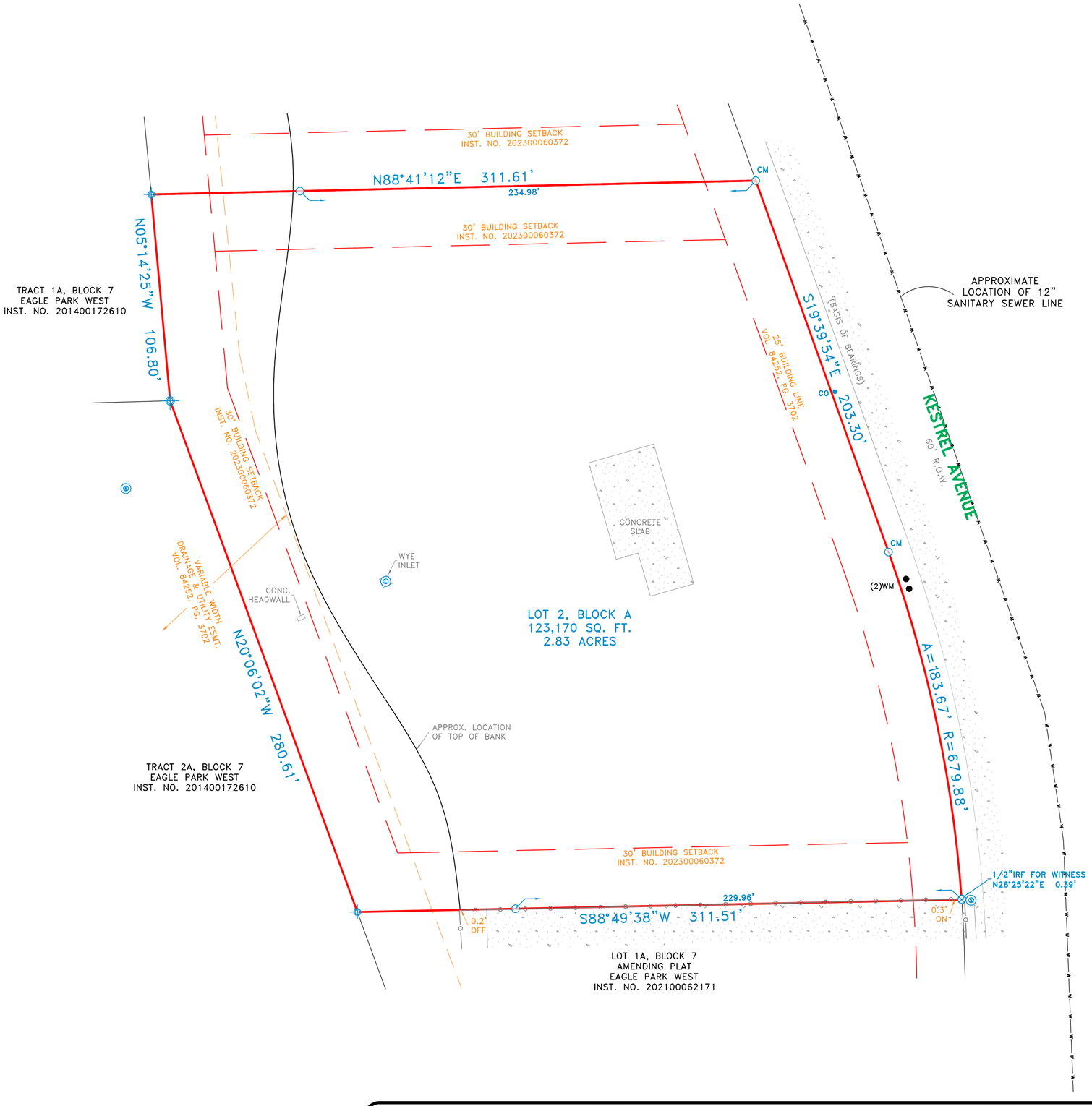
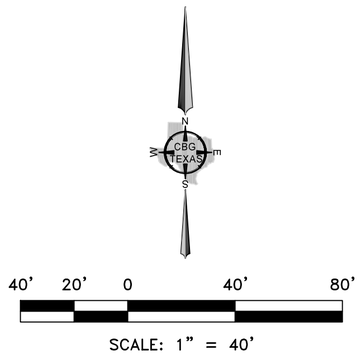


1801 Kestrel Avenue

Lot 2, in Block A, of LEWIS LAND ADDITION BLOCK A, LOTS 1 & 2, an Addition to the City of DeSoto, Dallas County, Texas, according to the Replat thereof recorded in/under Clerk's File No. 202300060372, Map or Plat Records, Dallas County, Texas.



SCALE: 1" = 40'

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Chicago Title Insurance Company in connection with the transaction described in GF# 782600223. The undersigned Registered Professional Land Surveyor hereby certifies to Edens Touch Diversified, LLC, a Texas limited liability company; National Title Group, LLC; and Chicago Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 1801 Kestrel Avenue described in Instrument No. 202500214682, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the Property has apparent access to and from a public roadway; (g) recorded easements listed hereon have been labeled and platted hereon; (h) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (i) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48113C0630K, with a date of 07/07/2014 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 24th day of February, 2026.

Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
CHRIS J. BROUSSARD
6107
PROFESSIONAL
LAND SURVEYOR

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN INST. NO. 202300060372

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 1910, PG. 492

Texas 811 Know what's below. Call 811 Before You Dig

NOTES:
BEARINGS BASED ON LEWIS LAND ADDITION BLOCK A, LOTS 1 & 2 RECORDED IN INST. NO. 202300060372, MAP RECORDS, DALLAS COUNTY, TEXAS.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT		ASPHALT PAVING	
1/2" IRON ROD FOUND	PE – POOL EQUIPMENT	CHAIN LINK FENCE	
1/2" IRON ROD SET	COLUMN	WOOD FENCE	
1" IRON PIPE FOUND	AC – AIR CONDITIONING	0.5' WIDE TYPICAL BARBED WIRE	
FENCE POST CORNER	FIRE HYDRANT	IRON FENCE	
"X" FOUND / SET		PIPE FENCE	
5/8" ROD FOUND		COVERED PORCH,DECK OR CARPORT	
UNDERGROUND ELECTRIC	OES — OES	OVERHEAD ELECTRIC SERVICE	
OVERHEAD ELECTRIC	OHP — OHP	OVERHEAD POWER LINE	
POWER POLE	POINT FOR CORNER	CONCRETE PAVING	
GRAVEL/ROCK ROAD OR DRIVE		CO-CLEANOUT WM-WATER METER	

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www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	02/23/2026	12732	SEE CERT	MC

TEXAS LAND TITLE SURVEY

LOT 2, BLOCK A, LEWIS LAND ADDITION BLOCK A, LOTS 1&2

CITY OF DESOTO, DALLAS COUNTY, TEXAS

1801 KESTREL AVENUE