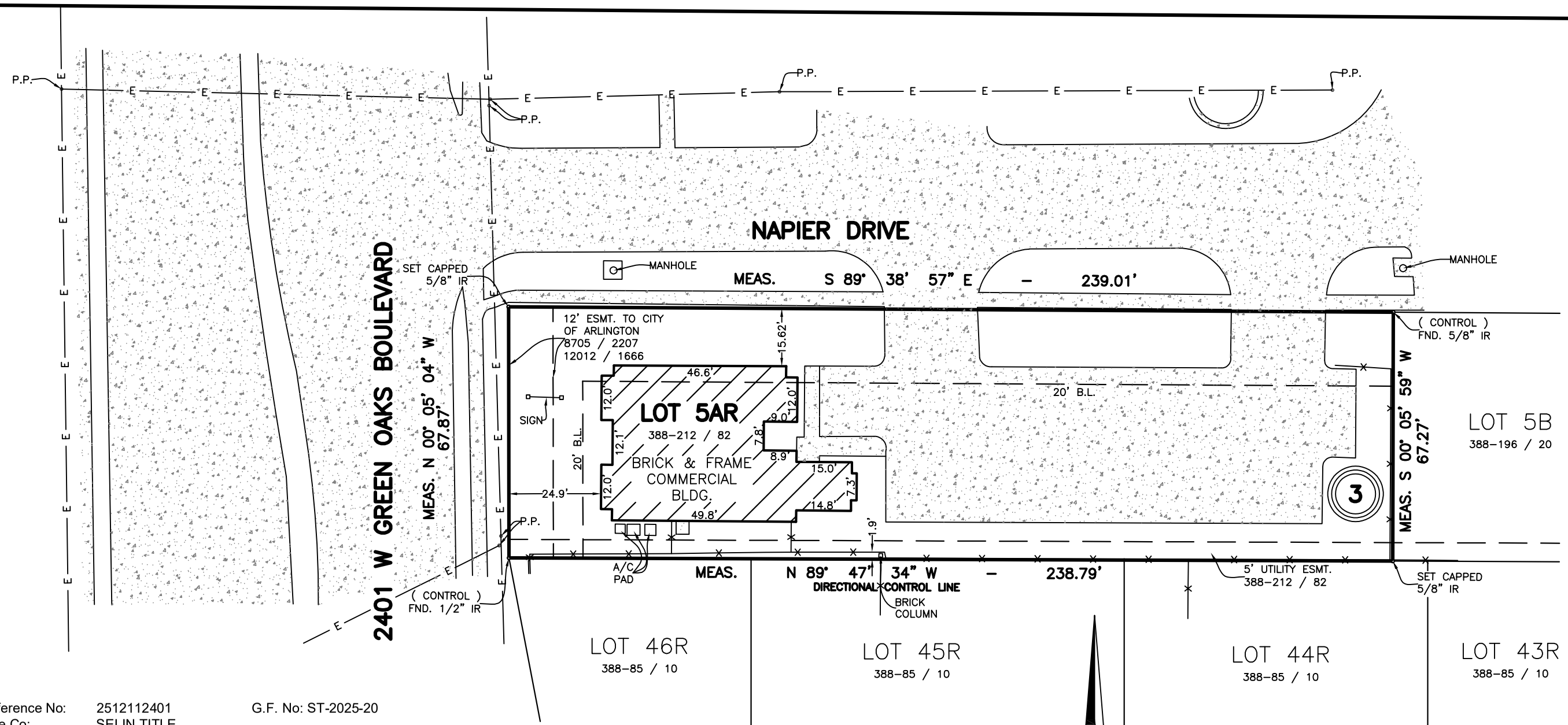

Reference No: 2512112401 G.F. No: ST-2025-20
Title Co: SELIN TITLE
Purchaser: Texas Homemasters LLC

SCALE: 1" = 30'

PROPERTY DESCRIPTION

Lot 5-AR, in Block 3, of Shady Oaks Garden Addition, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-212, Page 82, of the Plat Records of Tarrant County, Texas.

Aerial easement as set out in 4103/271, DRTCT, which did affect subject property has since been abandoned by city ordinance recorded in 9231/124, OPRTCT.

Brick building protrudes over the 20 foot building line by 4.38 feet.

There shall be provided at the intersection of all public streets visibility triangles as established by city ordinances.

Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network.

LEGEND

- BOUNDARY LINE
- BUILDING
- E — OVERHEAD UTILITIES
- FENCE
- ASPHALT
- BRICK
- WOOD DECK
- CONCRETE

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

STATE OF TEXAS REGISTERED WILLIAM H. MOSS 5122 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: DCM DATE: 12/22/25