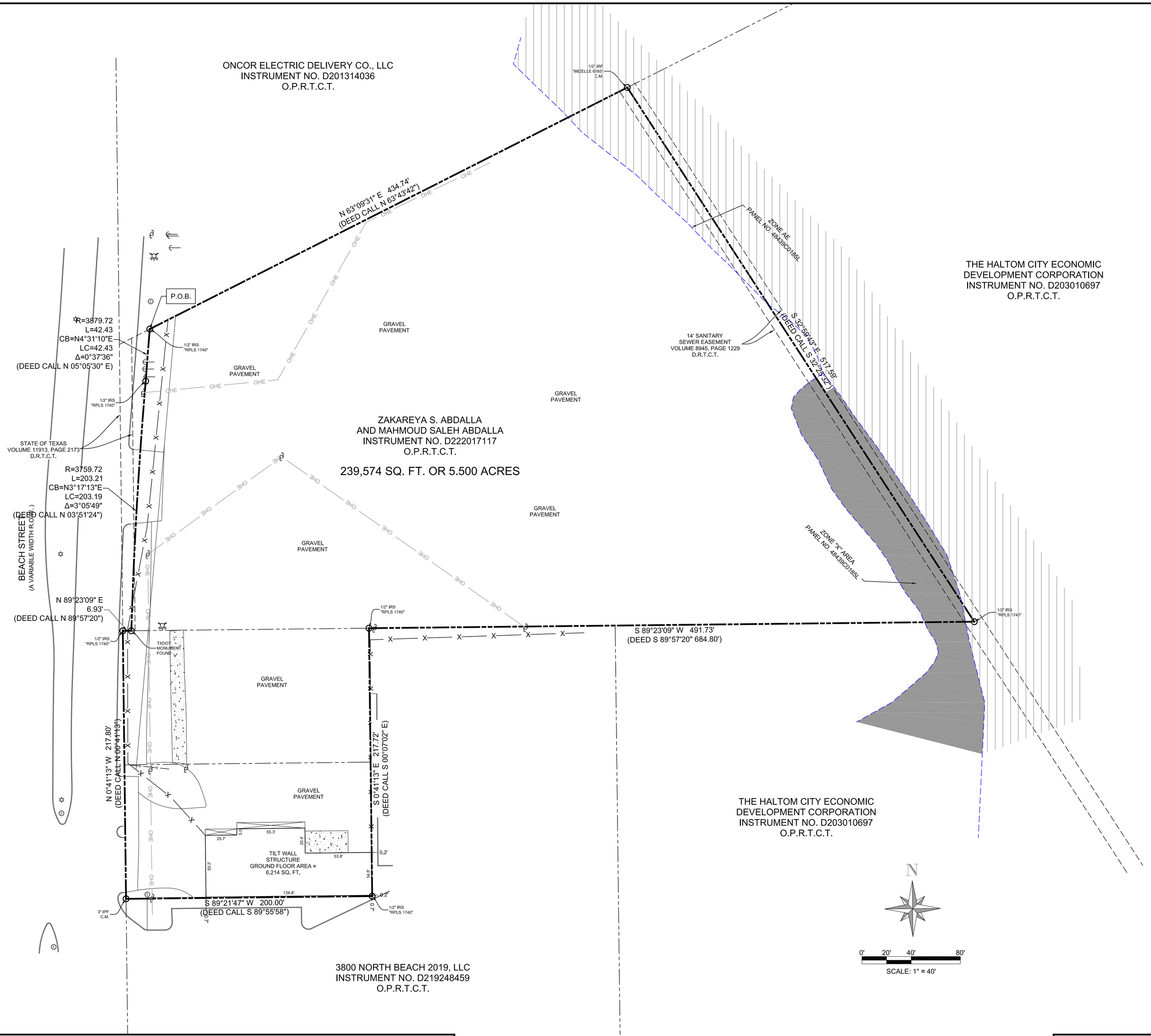

This is to certify that I have, this date, made an on the ground survey of the property located on 3900 North Beach Street in the City of Richardson, Dallas County, Texas, described as follows:

STATE OF TEXAS ~
COUNTY OF TARRANT ~

Being a 5.500 acre tract of land out of the G. B. Stanley Survey Abstract No. 1378 in the City of Haltom City, Tarrant County, Texas, being all of a 4.500 acre tract of land (known as Tract I) conveyed to Zakareya S. Abdalla and Mahmoud Saleh Abdalla by Special Warranty Deed as recorded in Instrument No. D222017117, Official Public Records, Tarrant County Texas, being all of a 0.500 acre tract of land (known as Tract II) conveyed to Zakareya S. Abdalla and Mahmoud Saleh Abdalla by Special Warranty Deed as recorded in Instrument No. D222017117, Official Public Records, Tarrant County Texas, being all of a 0.500 acre tract of land (known as Tract III) conveyed to Zakareya S. Abdalla and Mahmoud Saleh Abdalla by Special Warranty Deed as recorded in Instrument No. D222017117, Official Public Records, Tarrant County Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 1740" set for corner, said point being in the east line of Beach Street, (a variable width right of way), as established by right-of-way deed to the State of Texas recorded in Volume 11913 Page 2173, Deed Records, Tarrant County, Texas, same point being in the south line of a tract of land conveyed to Oncor Electric Delivery Co. LLC by deed as recorded in Instrument No. D201314036, Official Public Records, Tarrant County, Texas;

THENCE North 63°09'31'' East, departing the east line of said Beach Street and along the common line of said Oncor tract and said Abdalla tract, a distance of 434.74 feet to a 1/2 inch iron rod found with cap stamped "Mizelle 6165" for corner, said point being at the most northerly northwest corner of a tract of land conveyed to The Haltom City Economic Development Corporation by deed as recorded in Instrument No. D203010697, Official Public Records, Tarrant County, Texas, same point being the northeast corner of said Abdalla tract; THENCE South 32°59'43'' East, along the common line of said Abdalla tract and said Haltom City Economic Development Corporation tract, a distance of 517.59 feet to a 1/2 inch iron rod with cap stamped "RPLS 1740" set for corner, said point being an interior el corner of said Haltom City Economic Development Corporation tract, same point being the most easterly southeast corner of said Abdalla tract;

THENCE South 89°23'09'' West, along the common line of said Abdalla tract and said Haltom City Economic Development Corporation tract, passing at a distance of 291.74 feet the most southerly northwest corner of said Haltom City Economic Development Corporation tract, same point being the northeast corner of a tract of land conveyed to 3800 North Beach 2019, LLC by deed as recorded in Instrument No. D219248459, Official Public Records, Tarrant County, Texas and continuing for a total distance of 491.73 feet to a 1/2 inch iron rod with cap stamped "RPLS 1740" set for corner, said point being the northwest corner of said 3800 North Beach 2019, LLC tract, same point being an interior el corner of said Abdalla tract;

THENCE South 00°41'13'' East, along the common line of said Abdalla tract and said 3800 North Beach 2019, LLC tract, a distance of 217.72 feet to a 1/2 inch iron rod with cap stamped "RPLS 1740" set for corner, said point being the most southerly southeast corner of said Abdalla tract, same point being an interior el corner of said 3800 North Beach 2019, LLC tract;

THENCE South 89°21'47'' West, along the common line of said Abdalla tract and said 3800 North Beach 2019, LLC tract, a distance of 200.00 feet to a 3 inch iron pipe found for corner, said point being the most southerly southwest corner of said Abdalla tract, same point being the most westerly northwest corner of said 3800 North Beach 2019, LLC tract, said point also being in the east line of said Beach Street;

THENCE North 00°41'13'' West, along the east line of said Beach Street, a distance of 217.80 feet to a 1/2 inch iron rod with cap stamped "RPLS 1740" set for corner, said point being the most southerly southwest corner of said State of Texas tract;

THENCE North 89°23'09'' East, along the common line of said State of Texas tract and said Abdalla tract, a distance of 6.93 feet to a 1/2 inch iron rod with cap stamped "RPLS 1740" set for corner, said point being the southeast corner of said State of Texas tract, same point being the beginning of a non tangent curve to the right having a radius of 3759.72 feet, a delta angle of 03°05'49" and a chord bearing and distance of North 03°51'24'' East, 203.19 feet;

THENCE in a northeasterly direction along the east line of said Beach Street and curve to the right, an arc distance of 203.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 1740" found for corner, said point being the beginning of a non tangent curve to the right having a radius of 3879.72 feet, a delta angle of 03°37'36" and a chord bearing and distance of North 04°31'10" East, 42.43 feet;

THENCE in a northeasterly direction continuing along the east line of said Beach Street and curve to the right, an arc distance of42.43 feet to the POINT of BEGINNING and containing 239,574 square feet and 5.500 acre of computed land.

NOTES:
1. IRF - Iron Rod Found
2. IRS-Iron Rod Set
3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
4. C.M. = CONTROLLING MONUMENT

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 03-19-2019 Community Panel No. 48439C0185 L subject lot is located in Zone X and AE.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures 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.

TO: Zakareya S. Abdalla, Mahmoud Saleh Abdalla, Buyer, Lender and Title 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, 7(b)(2), and 8 of Table A thereof. The field work was completed on
May 20, 2022.

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS
REGISTERED
Larry Turman
1740
PROFESSIONAL
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
OF
5.500 ACRE TRACT
BEING ALL OF
ZAKAREYA S. ABDALLA
AND MAHMOUD SALEH ABDALLA
INSTRUMENT NO. D222017117
DEED RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
G. B. STANLEY SURVEY, ABSTRACT NO 1378
CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS

SHEET: 1 OF 1

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	BOLLARD	TRAFFIC SIGNAL BOX	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS LINE MARKER	TREE
S.S. MAN HOLE	ELECTRIC MANHOLE	VAULT	ELECTRIC BOX
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 22-022
DATE: May 18, 2022
SCALE: 1" - 40'
DRAWN BY: RP