

Tract One:
 Being a tract of land situated in the Levi Dixon Survey, Abstract No. 380, located in the City of Dallas, Dallas County, Texas, some being a tract of land described in deed conveyed to Positive Alternatives, a Texas Corporation, recorded in County Clerk's File Number 201300136827, Deed Records, Dallas County, Texas, and being more particularly described by metes & bounds as follows:

COMMENCING from a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land described in deed conveyed to Stephen Nash, recorded in County Clerk's File Number 201100132998, Deed Records, Dallas County, Texas, and being the South corner of a tract of land described in deed conveyed to Positive Alternatives, a Texas Corporation, recorded in County Clerk's File Number 201300136825, Deed Records, Dallas County, Texas, also known as Tract Two;

THENCE North 30 degrees 52 minutes 38 seconds West a distance of 120.69 feet to a point for corner, said corner being the POINT OF BEGINNING of said Positive Alternatives tract(CC#201300136827), also lying along the Northeast line of Bonnie View Road, and being the West corner of said Tract Two;

THENCE North 30 degrees 52 minutes 38 seconds West a distance of 109.31 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner, said corner being the South corner of a tract of land described in deed conveyed to New Unity Missionary, whose recording information is unknown;

THENCE North 58 degrees 52 minutes 22 seconds East a distance of 1,323.13 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner, said corner being the East corner of said New Unity Missionary tract, also lying along the Southwest line of a tract of land described in deed conveyed to LGI Homes - Texas, LLC, recorded in County Clerk's File Number 202000112157, Deed Records, Dallas County, Texas;

THENCE South 31 degrees 44 minutes 48 seconds East along the Southwest line of said LGI Homes tract a distance of 230.01 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner, said corner being the North corner of a tract of land described in deed conveyed to S. Roy Smith, trustee of the A-483 Silverthorn Live Trust, recorded in County Clerk's File Number 20200006654, Deed Records, Dallas County, Texas, also being the East corner of said Positives Alternatives tract(CC# 201300136827);

THENCE South 58 degrees 52 minutes 22 seconds West a distance of 1,061.61 feet to a point for corner, said corner lying along the Northwest line of a 10 foot alley in the A.W. Blair Subdivision, an Addition in the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1021, Page 2044, Plat Records, Dallas County, Texas;

THENCE North 30 degrees 52 minutes 38 seconds West a distance of 120.69 feet to a point for corner;

THENCE South 58 degrees 52 minutes 22 seconds West a distance of 265.00 feet to the POINT OF BEGINNING and containing 272,998 square feet or 6.27 acres of land.

Tract Two:
 Being a tract of land situated in the Levi Dixon Survey, Abstract No. 380, located in the City of Dallas, Dallas County, Texas, some being a tract of land described in deed conveyed to Positive Alternatives, a Texas Corporation, recorded in County Clerk's File Number 201300136825, Deed Records, Dallas County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the Northeast line of Bonnie View Road, also being the West corner of a tract of land described in deed conveyed to Stephen Nash, recorded in County Clerk's File Number 201100132998, and being the South corner of said Positive Alternatives tract(CC#201300136825);

THENCE North 30 degrees 52 minutes 38 seconds West along the Northeast line of said Bonnie View Road a distance of 120.69 feet to a point for corner, said corner being the South corner of a tract of land described in deed conveyed to Positive Alternatives, a Texas Corporation, recorded in County Clerk's File Number 201300136827, Deed Records, Dallas County, Texas, also known as Tract One;

THENCE North 58 degrees 52 minutes 22 seconds East along the most Northerly South line of said Tract One a distance of 265.00 feet to a point for corner, said corner lying in an "ell" corner of said Tract One;

THENCE South 30 degrees 52 minutes 38 seconds East a distance of 120.69 feet to a point for corner, said corner lying along the North line of a 10 foot alley in the A.W. Blair Subdivision, an Addition in the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1021, Page 2044, Plat Records, Dallas County, Texas;

THENCE South 58 degrees 52 minutes 22 seconds West a distance of 265.00 feet to the POINT OF BEGINNING and containing 31,983 square feet or 0.73 acres of land.

Scale: 1" = 100'

Date: 02/22/2022

G. F. No.: 107003045

Job No.: 202201858

Drawn by: MR

BURNS SURVEYING

SURVEY PLAT

JERRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 6332 Bonnie View Road
 Dallas, Texas 75244

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat-the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, and taken from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 02/22/2022

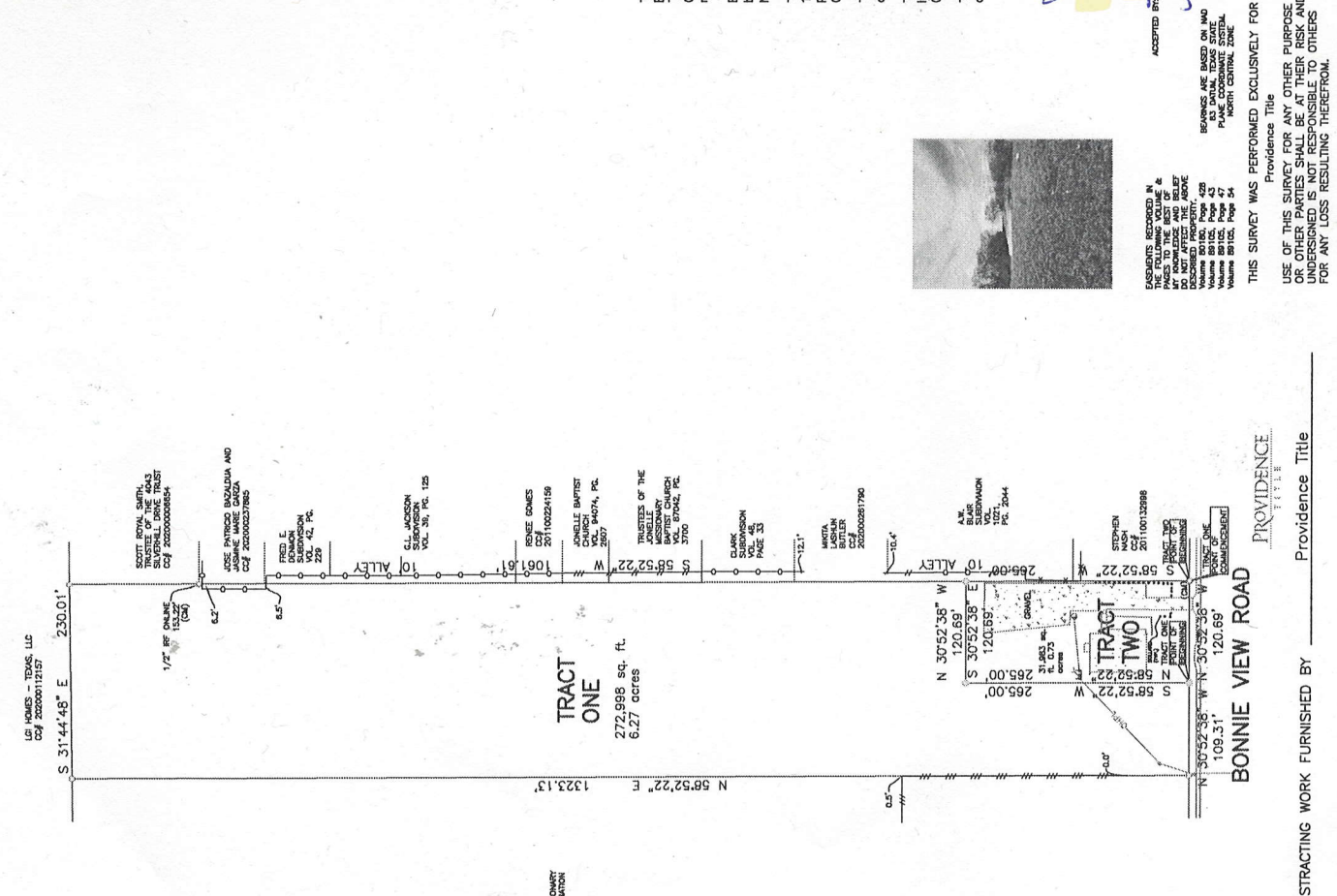
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Drawn by: MR

1529 E. L-30, STE. 103
 GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR Providence Title

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND WITHOUT LIABILITY TO PROVIDENCE TITLE FOR ANY LOSS RESULTING THEREFROM.

PROVIDENCE TITLE

TITLE AND ABSTRACTING WORK FURNISHED BY Providence Title