

NOTES:

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas shown herein are surface values. A combined scale factor of 0.999983511 was used for this project.

According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panels 530 and 530 of 725, Map Numbers 44113C0530K and 44113C0540K, Maps Revised Date: July 7, 2014, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.

The Surveyor has not abstracted the recorded easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment issued by Stewart Title Guaranty Company, CP Number TX601619000054-E with an effective date of October 18, 2021 and an issued date of October 27, 2022, and assumes no liability for any easements, right-of-way, dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

Schedule B Items:

- 100. A portion of the Sanitary Sewer Easement described in the instrument to Water District No. 7 recorded in Volume 71366, Page 2450, Deed Records of Dallas County, Texas is situated on the tract of land shown herein and is shown on the face of the survey drawing.
- 101. The easement described in the instrument to Southwestern Bell Telephone Company recorded in Volume 2002604, Page 2595, Deed Records of Dallas County, Texas is situated on the tract of land shown herein and is shown on the face of the survey drawing.

10). The instrument to Lone Star Gas Company recorded in Volume 1583, Page 319, Deed Records of Dallas County, Texas does not describe a plumbable easement. The tract of land shown herein is situated in the tract of land described in the instrument recorded in Volume 1411, Page 524, Deed Records of Dallas County, Texas as cited in the easement instrument.

There were no visible, striped parking spaces on the tract of land shown herein at the time the field work was conducted (Table A Item 9).

At the time the field work was conducted there was no visible buildings on the tract of land shown herein, therefore there are no division or party walls (Table A Item 10).

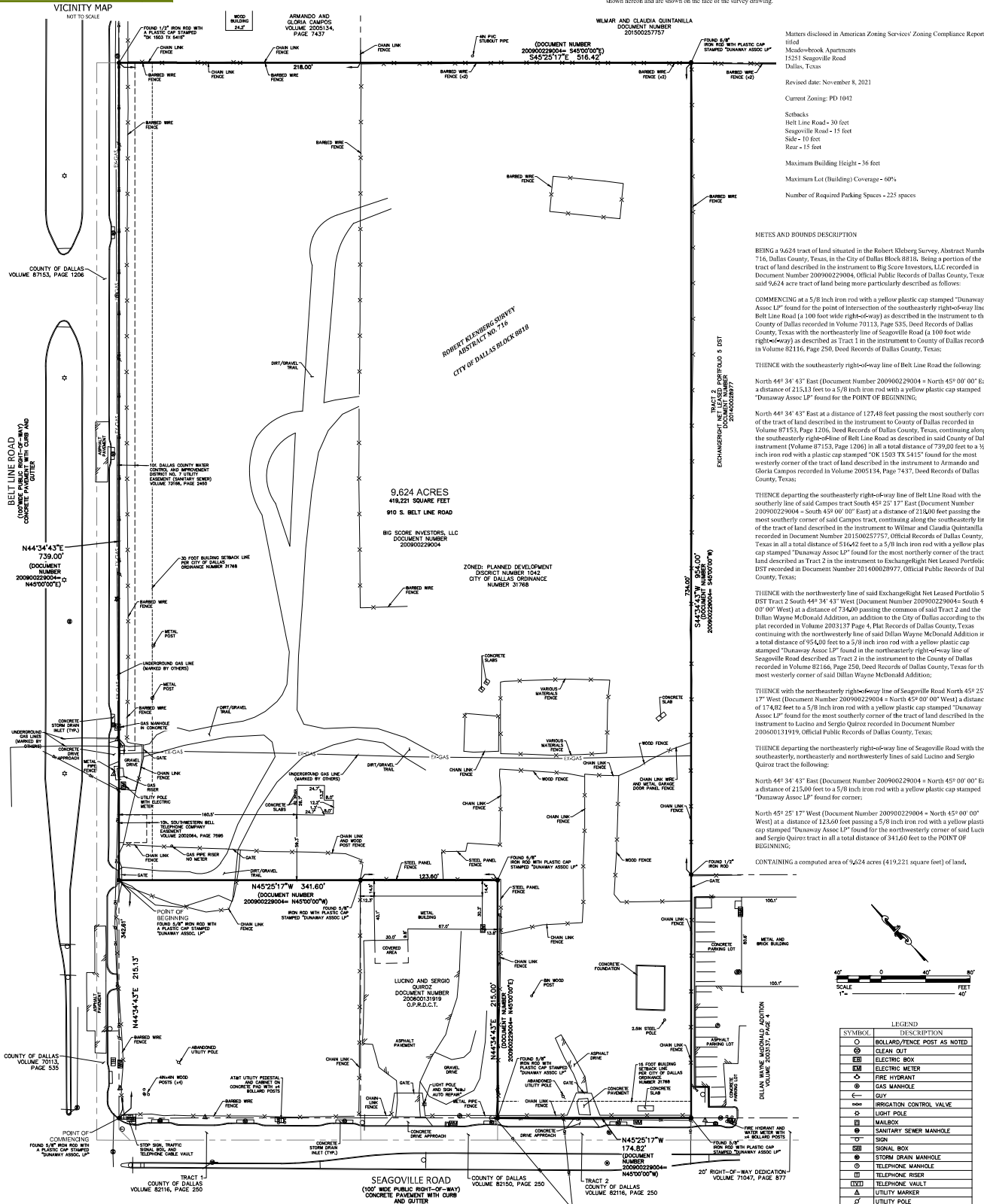
The Surveyor was not provided with the information to address the existence and/or location of any subsurface utilities (Table A Item 11(a)).

At the time the field work was conducted there was no observable evidence of recent earth moving, work, building construction, or building addition on the tract of land shown herein. (Table A Item 13)

At the time the field work was conducted there was no observable evidence of recent street or sidewalk construction, repair adjacent to the tract of land shown herein. (Table A Item 17)

The Title Commitment cited on the face of the survey drawing did not disclose any easements not situated on the tract of land shown herein. (Table A Item 18)

At the time the field work was conducted there was a concrete drive approach from Seagoville Road and Belt Line Road to the tract of land shown herein and are shown on the face of the survey drawing.



Matters disclosed in American Zoning Services' Zoning Compliance Report filed
 Meadowbrook Apartments
 15251 Seagoville Road
 Dallas, Texas
 Revised date: November 8, 2021
 Current Zoning: PD 1043
 Subbacks
 Belt Line Road - 30 feet
 Seagoville Road + 15 feet
 Side - 10 feet
 Rear - 15 feet
 Maximum Building Height - 36 feet
 Maximum Lot (Building) Coverage - 60%
 Number of Required Parking Spaces - 225 spaces

METES AND BOUNDS DESCRIPTION
 BEING a 9.624 tract of land situated in the Robert Melenberg Survey, Abstract Number 716, Dallas County, Texas, in the City of Dallas Block 881B, Being a portion of the tract of land described in the instrument to Lone Star Gas Company, LLC recorded in Document Number 200900229004, Official Public Records of Dallas County, Texas, said 9.624 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of intersection of the southeasterly right-of-way line of Belt Line Road to 100 feet wide right-of-way as described in the instrument to the County of Dallas recorded in Volume 70113, Page 535, Deed Records of Dallas County, Texas with the northeasterly line of Seagoville Road (a 100 foot wide right-of-way) as described as Tract 1 in the instrument to County of Dallas recorded in Volume 82116, Page 250, Deed Records of Dallas County, Texas;

THENCE with the southeasterly right-of-way line of Belt Line Road the following:
 North 44° 34' 43" East (Document Number 200900229004 + North 45° 00' 00" East) a distance of 215.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the POINT OF BEGINNING;

North 44° 34' 43" East at a distance of 127.48 feet passing the most southerly corner of the tract of land described in the instrument to County of Dallas recorded in Volume 87153, Page 1206, Deed Records of Dallas County, Texas, continuing along the southeasterly right-of-way line of Belt Line Road as described in said County of Dallas instrument (Volume 87153, Page 1206) to all a total distance of 785.00 feet to a 3/4 inch iron rod with a plastic cap stamped "OK 1503 TX 3415" found for the most westerly corner of the tract of land described in the instrument to Armando and Gloria Campos recorded in Volume 2005134, Page 7437, Deed Records of Dallas County, Texas;

THENCE departing the southeasterly right-of-way line of Belt Line Road with the southerly line of said Campos tract South 45° 25' 17" East (Document Number 200900229004 - South 45° 00' 00" East) at a distance of 214.00 feet passing the most southerly corner of said Campos tract, continuing along the southeasterly line of the tract of land described in the instrument to Wilmar and Claudia Quintanilla recorded in Document Number 201500275757, Official Records of Dallas County, Texas in all a total distance of 514.42 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the most northerly corner of the tract of land described as Tract 2 in the instrument to ExchangeRight Net Leased Portfolio 5 DST recorded in Document Number 201400029977, Official Public Records of Dallas County, Texas;

THENCE with the northeasterly line of said ExchangeRight Net Leased Portfolio 5 DST Tract 2 South 44° 34' 43" West (Document Number 200900229004+ South 45° 00' 00" West) at a distance of 734.00 feet passing the common S of said Tract 2 and the Dillon Wayne McDonald Addition, an addition to the City of Dallas according to the plat recorded in Volume 2021317 Page 4, Plat Records of Dallas County, Texas continuing with the northeasterly line of said Dillon Wayne McDonald Addition in all a total distance of 954.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found in the northeasterly right-of-way line of Seagoville Road described as Tract 2 in the instrument to the County of Dallas recorded in Volume 82166, Page 250, Deed Records of Dallas County, Texas for the most westerly corner of said Dillon Wayne McDonald Addition;

THENCE with the northeasterly right-of-way line of Seagoville Road North 45° 25' 17" West (Document Number 200900229004 - North 45° 00' 00" West) a distance of 174.82 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the most southerly corner of the tract of land described in the instrument to Lucino and Sergio Quiroz recorded in Document Number 200600131919, Official Public Records of Dallas County, Texas;

THENCE departing the northeasterly right-of-way line of Seagoville Road with the southeasterly, northeasterly and northwesterly lines of said Lucino and Sergio Quiroz tract the following:
 North 44° 34' 43" East (Document Number 200900229004 + North 45° 00' 00" East) a distance of 215.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 45° 25' 17" West (Document Number 200900229004 + North 45° 00' 00" West) at a distance of 123.00 feet passing a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the northwesterly corner of said Lucino and Sergio Quiroz tract in all a total distance of 34.160 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 9.624 acres (419,221 square feet) of land,

REVISIONS

No.	Date	Description
1	11/22/2021	Revised certificate and notes.

TO: TX Quad LLC, Stewart Title Guaranty Company, R4 Capital LLC and its successors and assigns, Texas Department of Housing & Community Affairs, BONE, KA and its successors and assigns, as trustee, LHC Meadowbrook LP, R4 Services LLC and its successors and assigns, R4 MTX Acquisition LLC and its successors and assigns, East West Bank and its successors and assigns

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 1-4, 6(a), 6(b), 7(a), 7(b)(1)-(7)(e), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on November 08, 2022.

Gregory S. Hefner
 Gregory S. Hefner
 Texas Registered Professional Land Surveyor Number 4351
 Email address: gshfand@dunaway.com

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed or does not bear an original signature and seal of the Surveyor.



ALTA/NSPS LAND TITLE SURVEY
 OF
9.624 ACRES

Situated in the Robert Melenberg Survey, Abstract No. 716, Dallas City Block 881B, City and County of Dallas, Texas

8005642.001