

404 & 424 Southwestern Boulevard

TRACT 1:

Being a tract of land situated in the J.A. Simons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, and being a portion of a tract of land conveyed to 404 Southwestern LLC, by deed recorded in Instrument No. 202100202833, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Douglas Barker, by deed recorded in Volume 95226, Page 2778, Deed Records of Dallas County, Texas, said corner being along the North right of way line of Southwestern Boulevard (variable width right of way);

THENCE North 03 degrees 17 minutes 07 seconds West, along the East line of said Barker tract, a distance of 201.29 feet to a point for corner, said corner being along the South line of that tract of land conveyed to Dallas Area Rapid Transit, by deed recorded in Volume 91008, Page 1341, Deed Records of Dallas County, Texas;

THENCE North 85 degrees 47 minutes 12 seconds East, along the South line of said Dallas Area Rapid Transit tract, a distance of 98.75 feet to a point for corner, said corner being the West corner of a tract of land conveyed to Dallas Area Rapid Transit, by deed recorded in Instrument No. 202100104985, Official Public Records, Dallas County, Texas, said corner being the beginning of a non-tangent curve to the right, with a radius of 913.37 feet, a delta angle of 12 degrees 38 minutes 01 seconds, a chord bearing of South 61 degrees 00 minutes 15 seconds East, and a chord length of 200.99 feet;

THENCE along said curve to the right, along the Southwest line of said Dallas Area Rapid Transit (202100104985) tract, an arc length of 201.40 feet to a point for corner, said corner being along the West line of that tract of land conveyed to Dallas Area Rapid Transit, by deed recorded in Instrument No. 202100908871, Official Public Records of Dallas County, Texas, from which a 3 inch iron pipe found bears, South 05 degrees 15 minutes 39 seconds West, a distance of 0.77 feet for witness;

THENCE South 00 degrees 44 minutes 45 seconds East, along the West line of said Dallas Area Rapid Transit (202100908871) tract, a distance of 121.31 feet to a 5/8 inch iron rod found for corner, said corner being along the Northeast right of way line of said Southwestern Boulevard, and being the beginning of a non-tangent curve to the left, with a radius of 488.40 feet, a delta angle of 19 degrees 36 minutes 16 seconds, a chord bearing of North 84 degrees 03 minutes 53 seconds West, and a chord length of 166.30 feet;

THENCE along said curve to the left, along the Northeast right of way line of said Southwestern Boulevard, an arc length of 167.11 feet to a point for corner;

THENCE South 86 degrees 07 minutes 59 seconds West, along the North right of way line of said Southwestern Boulevard, a distance of 99.14 feet to the POINT OF BEGINNING and containing 47,045 square feet or 1.08 acres of land.

TRACT 2:

Being a tract of land situated in the J.A. Simons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, and being a tract of land conveyed to Douglas Barker, by deed recorded in Volume 95226, Page 2778, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Douglas Barker, by deed recorded in Volume 95226, Page 2778, Deed Records of Dallas County, Texas, said corner being along the North right of way line of Southwestern Boulevard (variable width right of way);

THENCE South 86 degrees 07 minutes 59 seconds West, along the North right of way line of said Southwestern Boulevard, a distance of 100.00 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Jim P. Olsen and John W. Olsen, by deed recorded in Volume 2000244, Page 4607, Deed Records of Dallas County, Texas;

THENCE North 03 degrees 16 minutes 58 seconds West, along the East line of said Olsen tract, a distance of 200.69 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Dallas Area Rapid Transit, by deed recorded in Volume 91008, Page 1341, Deed Records of Dallas County, Texas;

THENCE North 85 degrees 47 minutes 12 seconds East, along the South line of said Dallas Area Rapid Transit tract, a distance of 100.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to 404 Southwestern LLC, by deed in Instrument No. 202100202833, Official Public Records of Dallas County, Texas;

THENCE South 03 degrees 17 minutes 07 seconds East, along the West line of said 404 Southwestern LLC tract, a distance of 201.29 feet to the POINT OF BEGINNING and containing 20,097 square feet or 0.46 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Texas IOS, LLC and First American Title Guaranty Company that, (a) this plot of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 404 & 424 Southwestern Boulevard 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 distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48113C0135K) pursuant to the Flood Disaster Protection Act of 1973 (7/7/2014)

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.

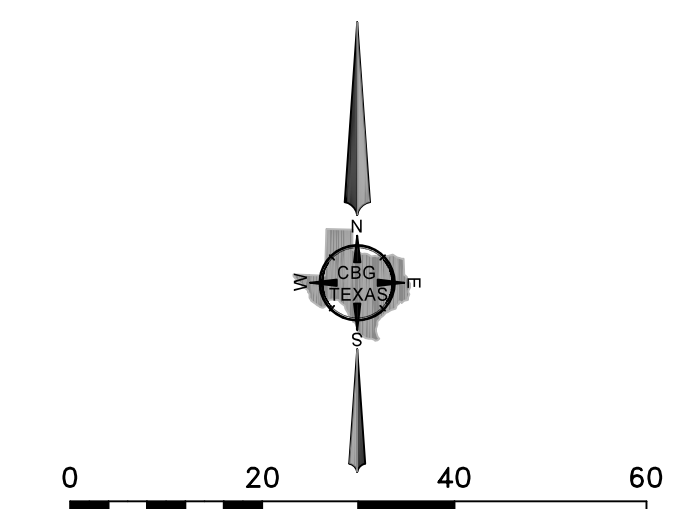
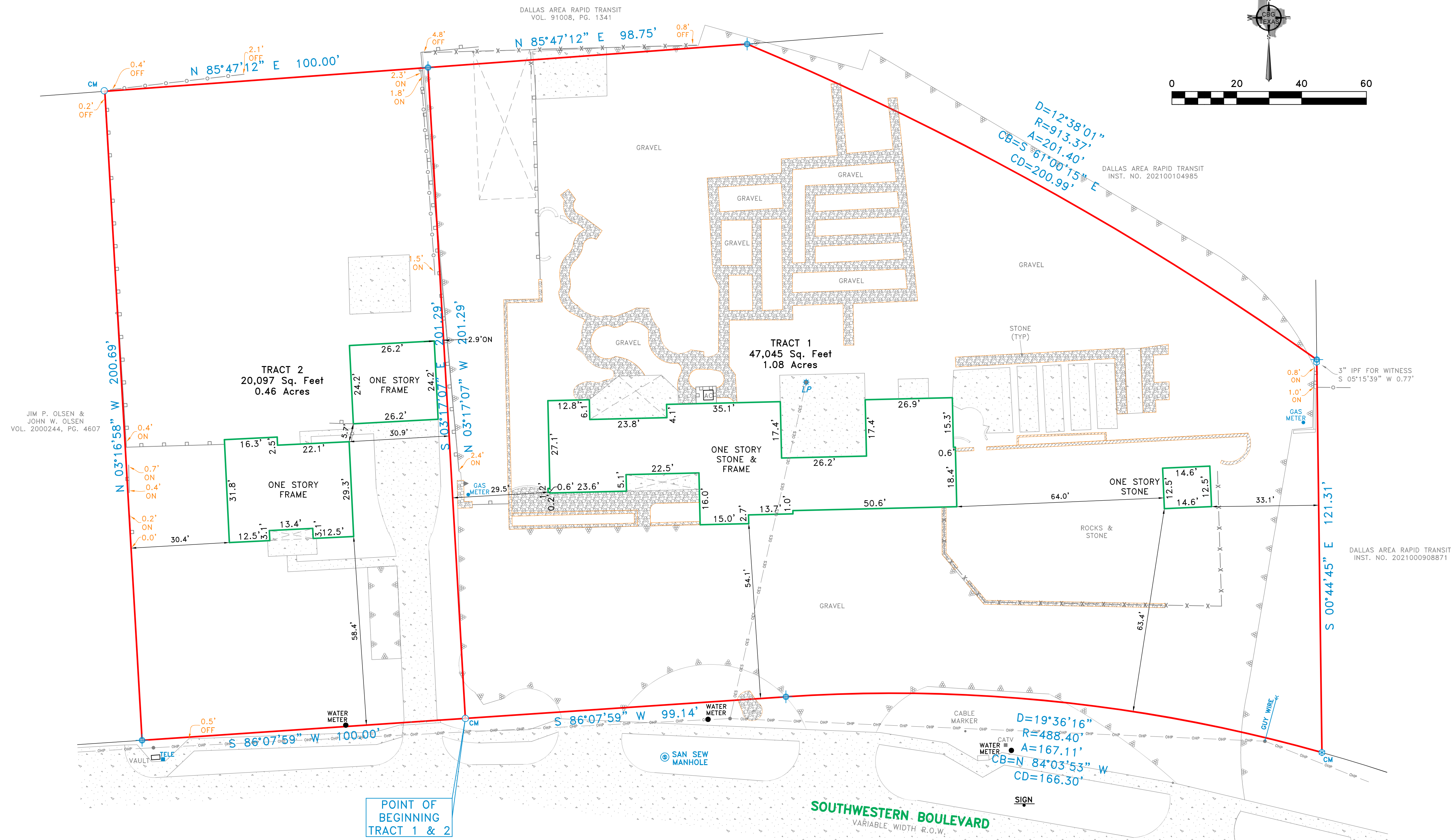
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 2nd day of October, 2025.

Bryan Connolly
Registered Professional Land Surveyor



ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ DATE: _____



JIM P. OLSEN & JOHN W. OLSEN
VOL. 2000244, PG. 4607

DALLAS AREA RAPID TRANSIT
INST. NO. 202100908871

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 1584, PG. 157
VOL. 3356, PG. 223

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CC# 201500283421

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
Easements and building lines are by recorded plat unless otherwise noted.



REVISIONS		
DATE	BY	NOTES
10/07/2025		

CONTROLLING MONUMENT		LEGEND	
CM	1/2" IRON ROD FOUND	PE	POOL EQUIPMENT
○	1" IRON PIPE FOUND	□	COLUMN
○	5/8" ROD FOUND	AC	AIR CONDITIONING
□	FENCE POST CORNER	⊕	FIRE HYDRANT
⊗	"X" FOUND / SET	—	COVERED PORCH/DECK OR CARPORT
▲	UNDERGROUND ELECTRIC	—	OVERHEAD ELECTRIC SERVICE
△	OVERHEAD ELECTRIC	—	OVERHEAD POWER LINE
●	POWER POLE	—	CONCRETE PAVING
▲	GRAVEL/ROCK ROAD OR DRIVE	□	DOUBLE SIDED WOOD FENCE

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TEXAS LAND TITLE SURVEY
J.A. SIMONS SURVEY, ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS
404 & 424 SOUTHWESTERN BOULEVARD