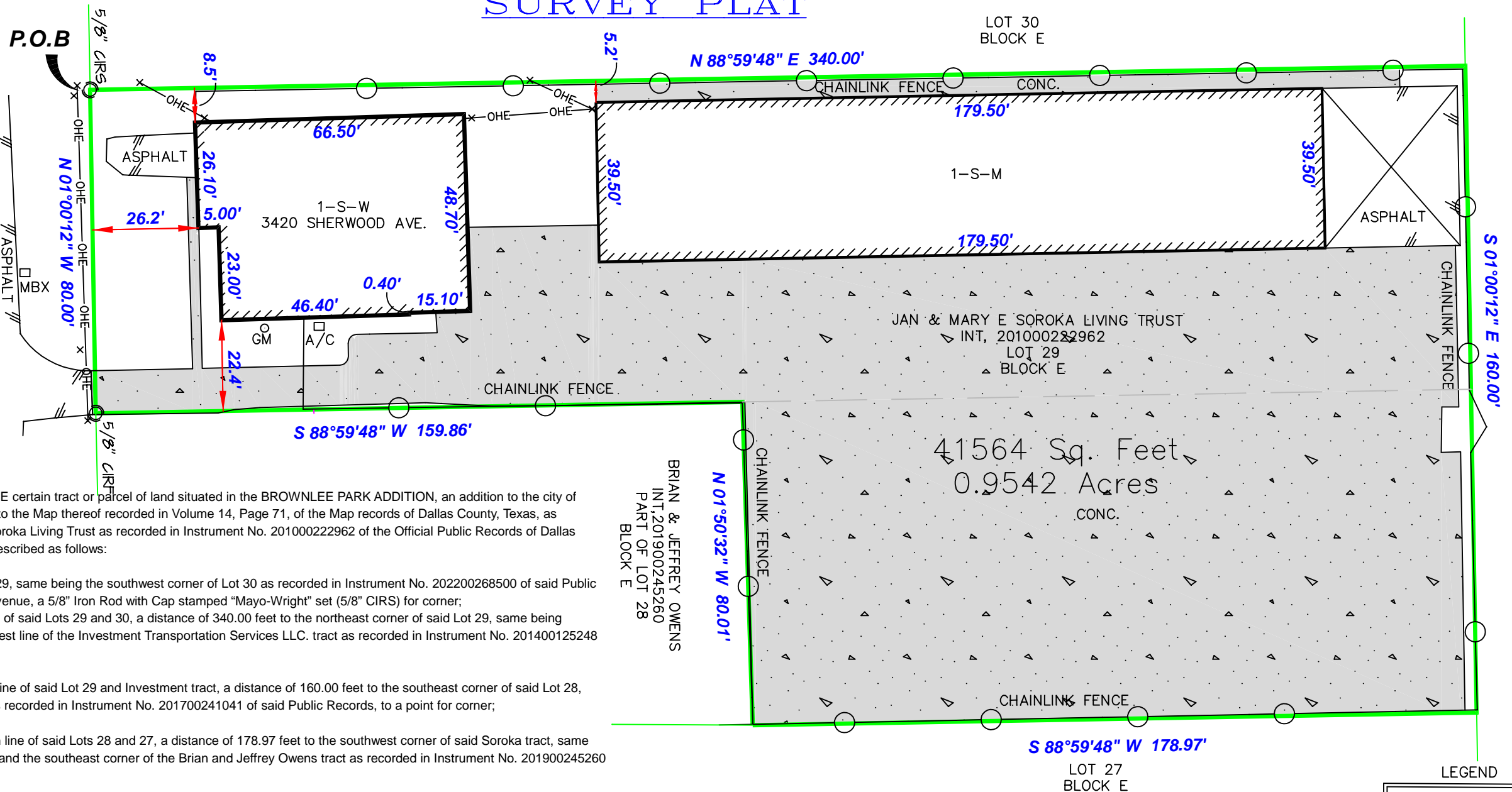
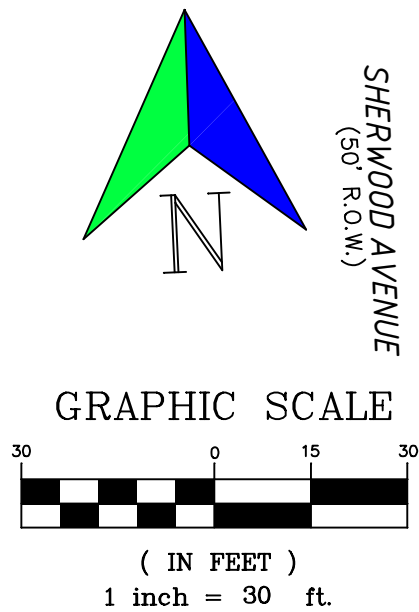


SURVEY PLAT



LEGAL DESCRIPTION OF LAND

BEING all of Lot 29 and part of Lot 28, Block E certain tract or parcel of land situated in the BROWNLEE PARK ADDITION, an addition to the city of Lancaster, Dallas County, Texas, according to the Map thereof recorded in Volume 14, Page 71, of the Map records of Dallas County, Texas, as evidenced by the deed to Jan and Mary e. Soroka Living Trust as recorded in Instrument No. 201000222962 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at northwest corner of said Lot 29, same being the southwest corner of Lot 30 as recorded in Instrument No. 202200268500 of said Public Records and on the East line of Sherwood Avenue, a 5/8" Iron Rod with Cap stamped "Mayo-Wright" set (5/8" CIRS) for corner;

THENCE N 88° 59' 48" E, along common line of said Lots 29 and 30, a distance of 340.00 feet to the northeast corner of said Lot 29, same being southeast corner of said Lot 30 and on the West line of the Investment Transportation Services LLC. tract as recorded in Instrument No. 201400125248 of said Public Records, a point for corner;

THENCE S 01° 00' 12" E, along the common line of said Lot 29 and Investment tract, a distance of 160.00 feet to the southeast corner of said Lot 28, same being the northwest corner of Lot 27 as recorded in Instrument No. 201700241041 of said Public Records, to a point for corner;

THENCE S 88° 59' 48" W, along the common line of said Lots 28 and 27, a distance of 178.97 feet to the southwest corner of said Soroka tract, same being a point on the North line of said Lot 27 and the southeast corner of the Brian and Jeffrey Owens tract as recorded in Instrument No. 201900245260 of said Public Records, a point for corner;

THENCE N 01° 50' 32" W, along the commonline of said Soroka and Owens tracts, a distance of 80.01 feet to an interior corner of said Lot 29, same being the northeast corner of said Owens tract, a point for corner;

THENCE S 88° 59' 48" W, continuing along said common line, a distance of 159.86 feet to the most Westerly southwest corner of said Soroka tract, same being the northwest corner of said Owens tract and on said east line of Sherwood Avenue, a 5/8" CIRS for corner;

THENCE N 01° 00' 12" W, along said East line, a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 41,564 square feet or 0.9542 acres of land within these metes and bounds recited.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING CHICAGO TITLE INS. CO., TEXAS BANK, NATIONAL TITLE GROUP, GF No. 782600465, AND 3136 DANIELDALE LLC:

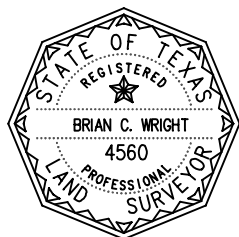
I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright

Brian C. Wright R.P.L.S. No. 4560
May 6, 2026

Notes:

- All bearings are based on Texas State Plane Coordinate System, Zone 4202.



NOTES FROM SCHEDULE B:

- Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Southwestern Bell Telephone Company

Purposed: As provided in said document

Recording Date: December 13, 1929

Recording No.: Volume 1599, Page 313, Deed Records, Dallas County, Texas. (AFFECTS/NOT PLOTTBLE)

LEGEND	
	CONCRETE
	WOOD / DECK
	OVERHANG
	BLDG SETBACK
	EASEMENT
	WIRE FENCE
	CHAINLINK FENCE
	WOOD FENCE
	IRON ROD
	LIGHT STANDARD
	POWER POLE
	MAILBOX
	SEPTIC

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48113C0490K, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

NATIONAL TITLE GROUP
G.F. NO.: 782600465
PURCHASER: 3136 DANIELDALE LLC

MW MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203
CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

PROJECT # 260116

INVESTMENT TRANSPORTATION SERVICES LLC
INST. # 201400125248
O.P.R.D.C.T.