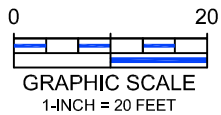
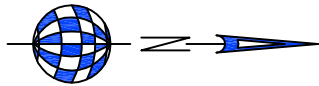


**SURVEY PLAT**



BASIS OF BEARING DERIVED FROM PLAT, RECORDED IN VOL. 8, PG. 185-186, M.R.D.C.T.

**LEGAL DESCRIPTION**

Being Lot 11, Block 5/8570, of HAMPTON AND INDUSTRIAL ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 8, Page 185-186, of the Map Records, Dallas County, Texas.

**SURVEYOR'S CERTIFICATION**

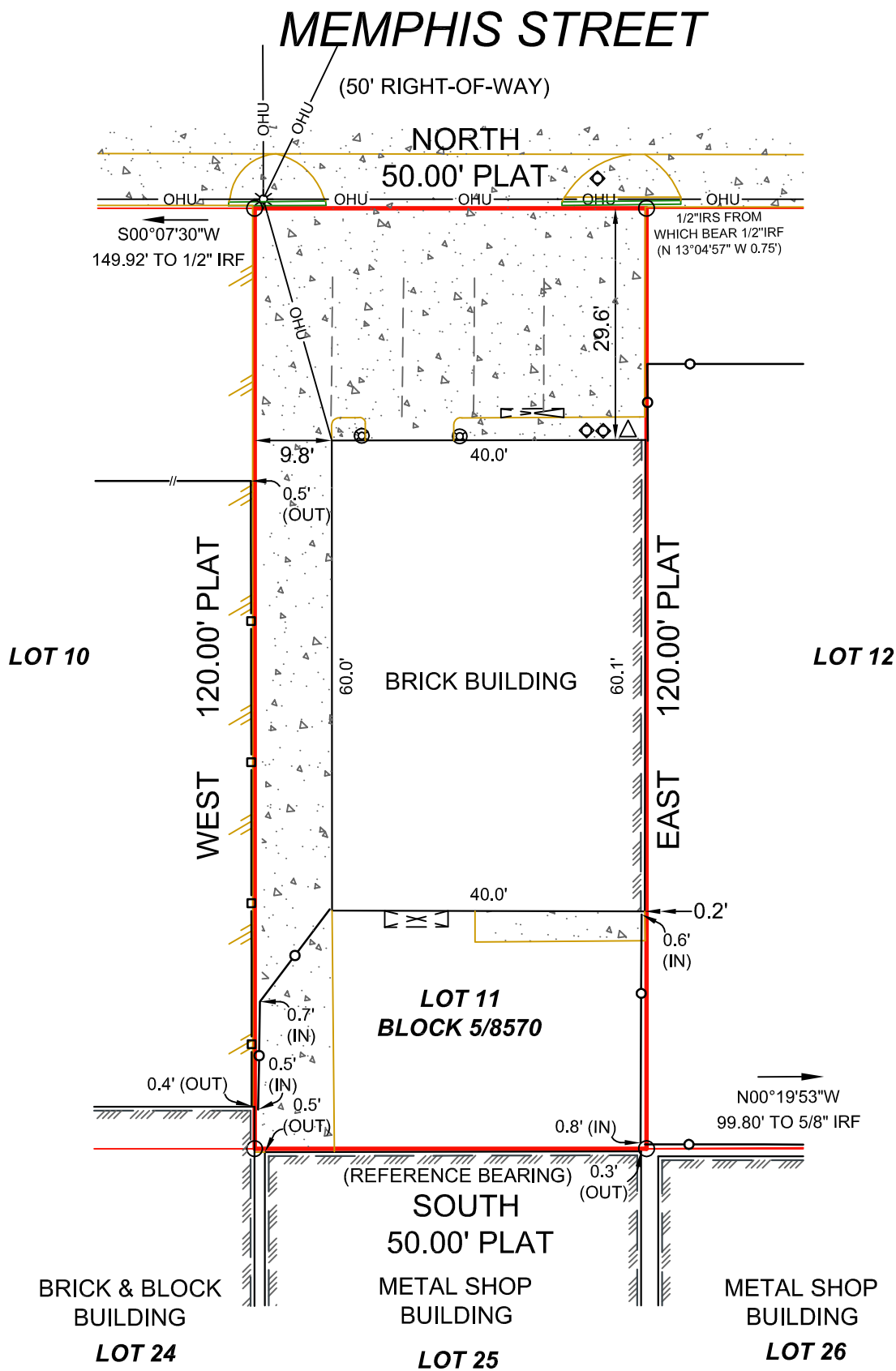
I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Bates Land & Cattle Joint Venture and/or assigns, Mary E. Fertitta, WFG National Title Insurance Company, and Texas Title Company, all in connection with G. F. NO. 1911678-160, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48085C 0240K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 06-07-2017. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

*John S. Turner*  
 JOHN S. TURNER RPLS 5310



This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

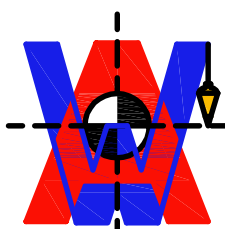


NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☐ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	⊙ GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	- - - EASEMENT
⊙ 5/8" IR FOUND	⊙ 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY
⊙ 3/8" IR FOUND	⊙ 1" IP FOUND	☐ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—□— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	- - - HIGH BANK LINE
⊙ 60-D NAIL FOUND	⊙ POINT FOR CORNER	☐ STONE COLUMN	⊙ WATER VALVE	☒ TRANS. BOX	—○— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	- - - FEMA FLOOD LINE
⊙ PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ P. E. POOL EQUIP.	—//— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—△— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

**4840 MEMPHIS STREET**  
**DALLAS, TEXAS**



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

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 DATE: 10-11-2019  
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