

NORTH
SCALE 1" = 30'

LEGEND

- C.M. = CONTROLLING MONUMENT
- CIRF = CAPPED IRON ROD FOUND
- AC UNIT
- BOLLARD
- DRAIN
- ODAL POST
- FIRE HYDRANT
- POWER POLE
- SIGN
- SANITARY SEWER CLEAN OUT
- TELEPHONE BOX
- TRAFFIC SCHOOL ZONE LIGHT
- TRAFFIC SIGNAL LIGHT
- VAULT BOX
- WATER BOX
- WATER METER
- WATER VALVE

PARKING COUNT
 188 PARKING SPACES
 6 HANDICAP SPACES
 194 TOTAL PARKING SPACES

LOT 24 & PART OF LOT 23
 BLOCK D/2371
 MAPLE GROVE ADDITION
 VOLUME 3, PAGE 154
 P.R.D.C.T.
 OLLIE VERNON STARK & HELEN MARIE STARK
 FAMILY LIVING TRUST
 C.C. NO. 201600300619
 O.P.R.D.C.T.

LOT 22A, BLOCK D/2371
 HAYNES INVESTMENTS ADDITION
 VOLUME 86249, PAGE 5675
 P.R.D.C.T.
 LISA A. REED
 C.C. NO. 201200059155
 O.P.R.D.C.T.

LOT 21, BLOCK D/2371
 MAPLE GROVE ACRES ADDITION
 VOLUME 3, PAGE 5
 P.R.D.C.T.
 VICEROY INWOOD, L.P.
 VOLUME 2005006, PAGE 13460
 O.P.R.D.C.T.

MAPLE AVENUE
 60' RIGHT-OF-WAY
 CONCRETE PAVEMENT

POINT OF BEGINNING

S 45°25'30" E 492.44'
 (CALLED 493.00' PER DEED)
 (S45°25'30"E BEARING IS BASED ON STATE PLANE NAD 83 SEE NOTE)

N 44°30'06" E 345.00'

S 44°30'06" W 345.00'

N 45°25'30" W 492.44'
 (CALLED 493.00' PER DEED)

PART OF LOT 32, BLOCK D/2371
 FOREST PARK ADDITION
 VOLUME 241, PAGE 41
 P.R.D.C.T.
 VICEROY INWOOD, L.P.
 VOLUME 2005006, PAGE 13460
 O.P.R.D.C.T.

2-STORY BRICK
 WITH 4' OVERHANG
 5701 MAPLE AVE.
 31,874 SQ. FEET

3.900 ACRES
 KANO-MAILE, LTD.
 VOL. 95131, PG. 1503
 O.P.R.D.C.T.

LEGAL DESCRIPTION

BEING a tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas Block 32-D/2371, Dallas County, Texas and being all of a tract conveyed to Kano-Maile, LTD, according to the Special Warranty Deed that's recorded in Volume 95131, Page 1503, Deed Records of Dallas County, Texas, and also being part of Lot 32, Block D, Forest Park Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 241, Page 41, Plat Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found in the concrete street pavement for corner at the intersection of the southwest Right Of Way line of Maple Avenue (60' ROW) and the northwest Right Of Way line of Inwood Road (variable width ROW);

THENCE South 44 degrees 30 minutes 06 seconds West following the northwest ROW line of Inwood Road a distance of 346.00 feet to a "X" cut found in concrete sidewalk for corner;

THENCE North 45 degrees 25 minutes 30 seconds West a distance of 492.44 feet to a capped iron rod found for corner;

THENCE North 44 degrees 30 minutes 06 seconds East a distance of 345.00 feet to a capped 1/2 inch iron rod found for corner in the southwest ROW line of Maple Avenue;

THENCE South 45 degrees 25 minutes 30 seconds East following the southwest ROW line of said Maple Avenue a distance of 492.44 feet to the POINT OF BEGINNING and containing 169,893 square feet or 3.900 acres of land.

SCHEDULE B Commitment Items:

This survey was prepared using the Title commitment prepared by Chicago Title Insurance Company, CTCP87-8000872100849, with an effective date of June 25, 2021.

- f. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of Dallas
 Purpose: Drainage Easement
 Recording Date: December 26, 1973
 Recording No: Volume 73251, Page 909, Deed Records, Dallas County, Texas
 SHOWN ON SURVEY
- g. Easement(s) and rights incidental thereto, as granted in a document
 Granted to: City of Dallas
 Purpose: 10' X 10' Corner Clip, Access, & Utility Easement
 Recording Date: December 26, 1973
 Recording No: Volume 73251, Page 913, Deed Records, Dallas County, Texas
 SHOWN ON SURVEY
- h. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of Dallas
 Purpose: Access and Utility Easement
 Recording Date: September 27, 1991
 Recording No: Volume 91190, Page 1521, Real Property Records, Dallas County, Texas
 SHOWN ON SURVEY

SITE NOTES:

Encroachment of the fence over and along the Northwestern property line, as shown on the survey.
 There are no changes or proposed changes in street right of way lines for this property.
 There was no evidence of any earth moving work on this site.

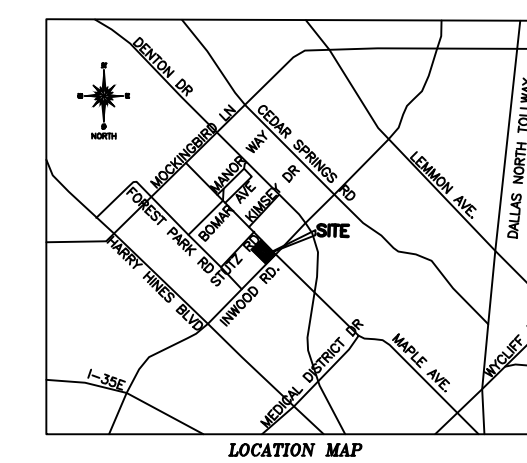
- NOTES:
1. The original copy will have original signatures, stamp seal and an impression seal.
 2. Copyright 2021, Surdukan Surveying, Inc.
 3. This survey is being provided solely for the use of the current parties.
 4. This survey is subject to all easements of record.
 5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS98) Epoch 2002.0.

FLOODPLAIN NOTE: According to the Flood Insurance Rate Map (FIRM) Map No. 48113C0330 J, dated August 23, 2001, prepared by Federal Emergency Management Agency (FEMA) for the City of Dallas, Dallas County, Texas, this tract has portions designated within Zone AE (Regulatory Flood Way) and Zone X (Unshaded). Graphically located and shown on the survey.

SURVEY CERTIFICATION

This survey is made for the benefit of Viceroy Acquisition Corporation, a Texas Corporation, KANO-MAILE, LTD., a Texas limited partnership, n/k/a Mc Partners, LTD, and Chicago Title Insurance Company and Chicago Title of Texas:
 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, 2, 3, 4, 7(a), 7(b), 8, 13, 16, and 17 of Table A thereof. The fieldwork was completed on June 24, 2021.

Date of Survey: June 24, 2021.
 David J. Surdukan
 DAVID J. SURDUKAN
 R.P.L.S. NO. 4613



ALTA/NSPS LAND TITLE SURVEY
 3.900 ACRES
 LOT 32, BLOCK D
 FOREST PARK ADDITION
 CITY OF DALLAS BLOCK 32-D/2371
 DALLAS COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 (972) 924-8200
 FIRM NO. 10069500