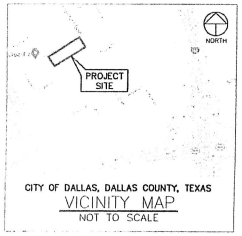


CITY OF DALLAS, DALLAS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 40'

40 20 0 40 80 120 Feet

TEMPORARY BENCHMARK#1 ELEVATION – 400.70'

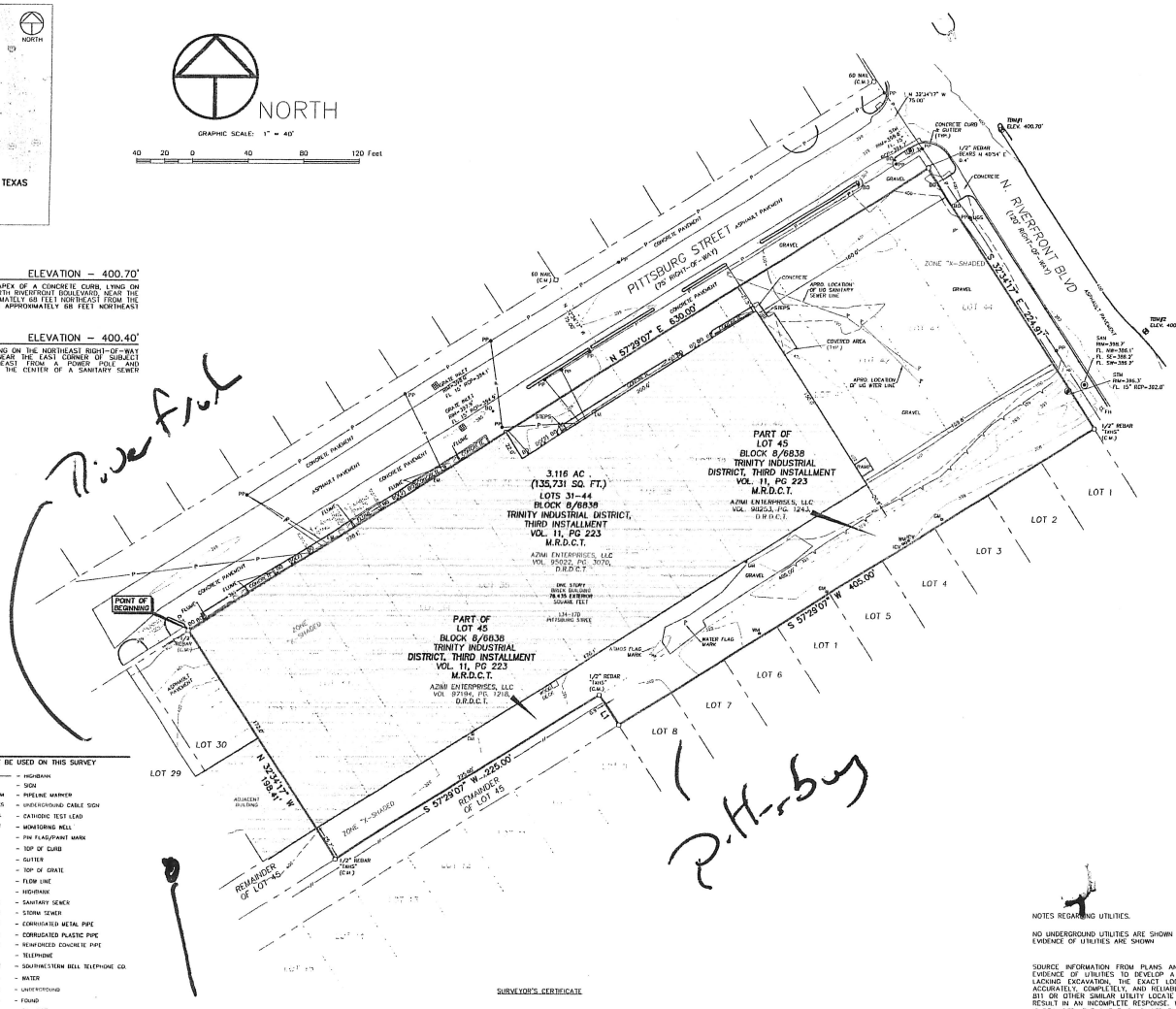
BEING A "X" SET IN A CONCRETE AT THE APEX OF A CONCRETE CURB, LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORTH RIVERFRONT BOULEVARD, NEAR THE NORTH CORNER OF SUBJECT TRACT, APPROXIMATELY 68 FEET NORTHEAST FROM THE CENTER OF A STORM DRAIN MANHOLE AND APPROXIMATELY 68 FEET NORTHEAST FROM A POWER POLE.

TEMPORARY BENCHMARK#2 ELEVATION – 400.40'

BEING A "X" SET IN A CONCRETE CURB, LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORTH RIVERFRONT BOULEVARD, NEAR THE EAST CORNER OF SUBJECT TRACT, APPROXIMATELY 68 FEET NORTHEAST FROM A POWER POLE AND APPROXIMATELY 59 FEET NORTHEAST FROM THE CENTER OF A SANITARY SEWER MANHOLE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°34'17" W	26.50'



LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD
EM	ELECTRIC METER
HC	HANDICAP
GM	GAS METER
GV	GAS VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WM	WATER METER
WV	WATER VALVE
IRV	IRRIGATION CONTROL VALVE
	GRATE INLET
	CURB INLET
	MANHOLE
CO	CLEANOUT
TP	TELEPHONE PEDESTAL
CP	CABLE PEDESTAL
ESB	ELECTRIC BOX
TSB	TRAFFIC SIGNAL BOX
LP	LIGHT POLE
TLP	TRAFFIC LIGHT POLE
GL	GROUND/SPOT LIGHT
PP	POWER POLE
PP/T	POWER POLE W/TRANSFORMER
PP/LT	POWER POLE W/LIGHT
PP/CT	POWER POLE W/CONDUIT
WP	WELDH POLE
SP	SERVICE POLE
GAC	GUY ANCHOR
	OVERHEAD POWER LINE
	BARBED WIRE FENCE
	WROUGHT IRON FENCE
	WOOD FENCE
	CHAINLINK FENCE
GP	GATE POST
PP	PER PLANS
APPROX.	APPROXIMATE
D.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
NAIL	1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET
	HIGHBANK
	SIGN
	PIPELINE MARKER
UCS	UNDERGROUND CABLE SIGN
CTL	CATHODIC TEST LEAD
MW	MONITORING WELL
FP	FIN FLAG/PAINT MARK
TC	TOP OF CURB
G	GUTTER
TG	TOP OF GRATE
FL	FLOW LINE
HB	HIGHBANK
SAN	SANITARY SEWER
STM	STORM SEWER
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
TEL	TELEPHONE
SWBT	SOUTHWESTERN BELL TELEPHONE CO.
WTR	WATER
UG	UNDERGROUND
FND	FOUND
IP	IRON PIPE
IR	IRON ROD
NO.	NUMBER
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
F.C.	FILM CODE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
	TREE/SHRUB
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS

TITLE COMMITMENT NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II, STANDARD LAND SURVEY AND CATEGORY 6, CONDITION I TOPOGRAPHIC AND UTILITY SURVEY, AND THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506.

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR

PROPERTY DESCRIPTION

BEING A 3.116 ACRE TRACT OF LAND SITUATED IN THE McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1052, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING LOTS 31 THROUGH LOT 44, AND BEING A PORTION OF LOT 45, BLOCK 8/6838, THIRD INSTALLMENT TRINITY INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 223, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED TO AZIMI ENTERPRISES, L.L.C. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 95022, PAGE 3070 OF THE DEED RECORDS DALLAS COUNTY, TEXAS (D.R.T.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO AZIMI ENTERPRISES, L.L.C BY DEED RECORDED IN VOLUME 97194, PAGE 1218 (D.R.T.C.T.) AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO AZIMI ENTERPRISES, L.L.C BY DEED RECORDED IN VOLUME 98253, PAGE 1243 (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE WEST CORNER OF SAID LOT 31 AND THE NORTH CORNER OF LOT 30 OF SAID BLOCK 8/6838, SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF PITTSBURG STREET (75' RIGHT-OF-WAY);

THENCE NORTH 57 DEGREES 29 MINUTES 07 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID LOTS 31 THROUGH LOT 44, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PITTSBURG STREET, A DISTANCE OF 630.00 FEET TO A POINT FOR THE NORTH CORNER OF SAID LOT 44, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PITTSBURG STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH RIVERFRONT BOULEVARD (120' RIGHT-OF-WAY), FROM WHICH A 1/2-INCH REBAR FOUND FOR REFERENCE BEARS NORTH 40 DEGREES 54 MINUTES EAST, A DISTANCE OF 0.4 FEET;

THENCE SOUTH 32 DEGREES 34 MINUTES 17 SECONDS EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PITTSBURG STREET, WITH THE NORTHEAST LINE OF SAID LOT 44, THE NORTHEAST LINE OF SAID FIRST, SECOND, AND THIRD REFERENCED AZIMI TRACT, THE NORTHEAST LINE OF LOT 45 OF SAID BLOCK 8/6838, AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH RIVERFRONT BOULEVARD, A DISTANCE OF 224.91 FEET TO A 5/8-INCH REBAR CAPPED "TAYLOR" FOUND FOR THE EAST CORNER OF SAID LOT 45 AND THE NORTH CORNER OF LOT 1 OF SAID BLOCK 8/6838; SAID POINT BEING THE EAST CORNER OF SAID THIRD REFERENCED AZIMI TRACT, AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 29 MINUTES 07 SECONDS WEST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH RIVERFRONT BOULEVARD, WITH THE SOUTHEAST LINE OF SAID LOT 45 AND SAID THIRD REFERENCED AZIMI TRACT, WITH THE NORTHWEST LINE OF LOTS 1 THROUGH LOT 8 OF SAID BLOCK 8/6838, A DISTANCE OF 405.00 FEET TO A POINT FOR THE WEST CORNER OF SAID LOT 8, SAME BEING THE NORTH CORNER OF LOT 9 OF SAID BLOCK 8/6838, AND BEING THE SOUTH CORNER OF SAID THIRD REFERENCED AZIMI TRACT;

THENCE NORTH 32 DEGREES 34 MINUTES 17 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID LOT 45, OVER, ACROSS AND UPON SAID LOT 45, AND WITH THE SOUTHWEST LINE OF SAID THIRD REFERENCED AZIMI TRACT, A DISTANCE OF 26.50 FEET TO A 1/2-INCH REBAR CAPPED "TAYLOR" FOUND FOR THE WEST CORNER OF SAID THIRD REFERENCED AZIMI TRACT, SAID POINT LYING ON THE SOUTHEAST LINE OF SAID SECOND REFERENCED AZIMI TRACT;

THENCE SOUTH 57 DEGREES 29 MINUTES 07 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID SECOND REFERENCED AZIMI TRACT, CONTINUING THROUGH SAID LOT 45, A DISTANCE OF 225.00 FEET TO A 1/2-INCH REBAR CAPPED "TAYLOR" FOUND FOR THE SOUTH CORNER OF SAID SECOND REFERENCED AZIMI TRACT AND BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 32 DEGREES 34 MINUTES 17 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID SECOND REFERENCED AZIMI TRACT AND SAID FIRST REFERENCED AZIMI TRACT, CONTINUING THROUGH SAID LOT 45, WITH THE SOUTHWEST LINE OF SAID LOT 31 AND THE NORTHEAST LINE OF SAID LOT 30, A DISTANCE OF 128.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.116 ACRES OR 135,731 SQUARE FEET OF LAND, MORE OR LESS.

1. SURVEYOR'S NOTES:
2. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506.
3. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48113C0340J, COMMUNITY-PANEL NO. 480171, EFFECTIVE DATE: AUGUST 23, 2001. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" SHADED ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

   ZONE "X-SHADED" – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALLTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON NOVEMBER 23, 2021
5. THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
6. THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES. FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS; LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
8. ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
11. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
12. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
13. THE PROPERTY SHOWN HEREON DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
14. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
15. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, APPROVEDRIGHTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
16. THE AREA OF THE BUILDING SHOWN IS BASED ON THE BUILDINGS FOOTPRINT AT GROUND LEVEL.

NOTES REGARDING UTILITIES.

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE-GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

BE ADVISED, DIVIDING LAND INITIALLY THROUGH A DEED WILL NOT SERVE TO PLAT, REPLAT OR AMEND THE PLAT. A SURVEY IS NOT A PLAT. BEFORE ANY PERMITS CAN ISSUE OR CONSTRUCTION BE INITIATED, A REPLAT, FINAL PLAT OR AMENDED PLAT MUST FIRST BE APPROVED BY THE APPROPRIATE GOVERNMENTAL AUTHORITY AND FILED FOR RECORD IN THE APPROPRIATE COUNTY. THERE IS NO REPRESENTATION THAT THE DIVISION OF THIS PARCEL WILL BE APPROVED BY THE CITY OR COUNTY. SURVEYOR HAS DIVIDED THIS PARCEL AS INSTRUCTED; HOWEVER, CLIENT ACKNOWLEDGES THAT THE REPLAT, FINAL PLAT OR AMENDED PLAT APPLICATION IS A COSTLY AND TIME CONSUMING PROCESS AND WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT. CLIENT RELEASES WINDROSE LAND SERVICES, LLC FROM ALL LIABILITY IN THIS MATTER.

REVISIONS

DATE	REASON	BY
12/21/2021	REVISED BOUNDARY	T.D.

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

CATEGORY 1B, CONDITION II STANDARD LAND SURVEY &
CATEGORY 6, CONDITION I TOPOGRAPHIC AND UTILITY
SURVEY OF 3.116 AC.
SITUATED IN THE
MCKINNEY AND WILLIAMS SURVEY
ABSTRACT NO. 1052
DALLAS COUNTY, TEXAS

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FIELDED BY: J.S.	CHECKED BY: M.N.P.	JOB NO. D57345	
DRAWN BY: R.M./T.D.	DATE: 12/21/2021	SHEET NO. 1 OF 1	