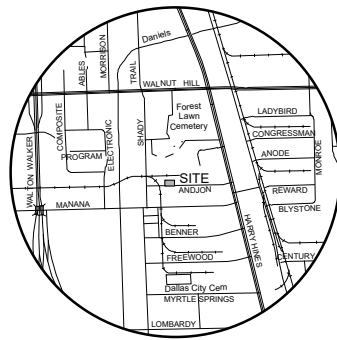


PARKING	
TYPE	NUMBER
REGULAR	29
DISABLED	
OTHER	
TOTAL	29



VICINITY MAP
NOT TO SCALE

ANTONIO BENAVIDES &
CECILIA ARMAS
BENAVIDES
INST. NO. 200600094633

LOT 10-A, BLOCK D3/6470
HIGHLAND INDUSTRIAL PARK
NO. 3 ADDITION
VOL. 90097, PG. 2748

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	AIR CONDITIONER
BILLB	BILLBOARD
Bol.	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GAS
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED
MB	"W.A.I. R.P.L.S. 5714"
MH	MAIL BOX
MP	MANHOLE
OHL	METAL POST
PF	OVERHEAD LINES
PKF	PIN FLAG
PKS	PK NAIL FOUND
PM	PK NAIL SET
PP	PAINT MARK
PS	POWER POLE
SB	SIGNAL BOX
SL	SIGNAL LIGHT
SN	SIGN
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the JAMES MATTHEWS SURVEY, ABSTRACT NO. 955, City of Dallas, Dallas County, Texas and being the same tract of land as described in deed to 462 Thomas Family Properties, L.P., recorded in Instrument No. 201000200160, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and also being all of Lots 3 and 4 and a portion of Lot 5, Block D2/6470, Highland Industrial Park No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 30, Page 147, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod found bears South 84 deg 45 min 57 sec West, a distance of 1.58 feet, said 1/2-inch iron rod being situated in the North right-of-way line of Andjon Drive (50' right-of-way) and being the Southwest corner of said Lot 3, Block D2/6470;

THENCE North 00 deg 06 min 32 sec West, departing said North right-of-way line and along the West line of said Lot 3, Block D2/6470, a distance of 225.34 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northwest corner of said Lot 3, Block D2/6470 and being situated in the South line of a tract of land as described in deed to Antonio Benavides and Cecilia Armas Benavides, recorded in Instrument No. 200600094633, O.P.R.D.C.T.;

THENCE South 89 deg 35 min 29 sec East, departing the West line and along the Noth line of said Lot 3, Block D2/6470 and along the South line of said Antonio Benavides and Cecilia Armas Benavides tract, a distance of 275.01 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 deg 06 min 32 sec East, departing said South line and over and across said Lot 5, Block D2/6470, a distance of 222.86 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the South line of said Lot 5, Block D2/6470 and the North right-of-way line of said Andjon Drive;

THENCE South 89 deg 53 min 28 sec West, along the South lines of said Lots 3, 4, and 5, Block D2/6470 and along the North right-of-way line of said Andjon Drive, a distance of 275.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.415 acres or 61,627 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of March, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued March 05, 2020 by First American Title Insurance Company bearing an effective date of February 09, 2020, GF# 1002-297237-RTT.

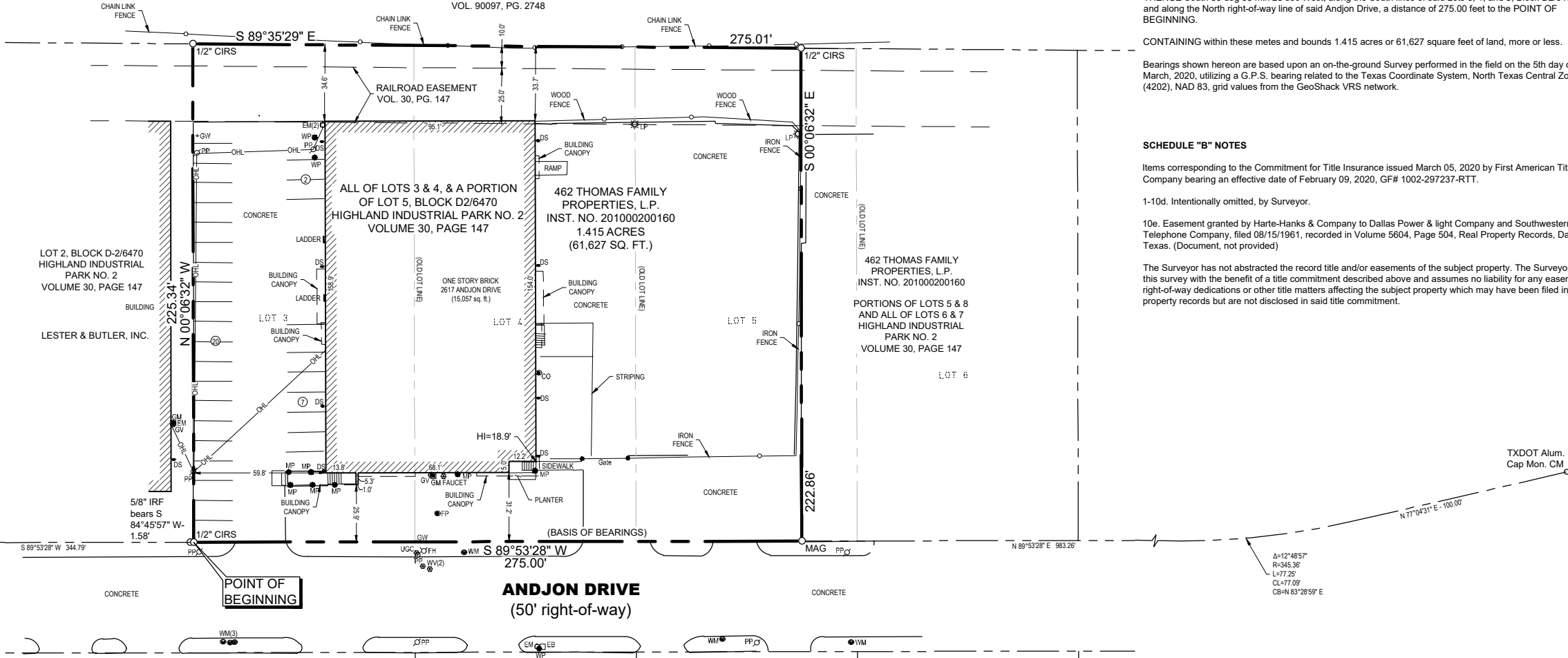
1-10d. Intentionally omitted, by Surveyor.

10e. Easement granted by Harte-Hanks & Company to Dallas Power & Light Company and Southwestern Bell Telephone Company, filed 08/15/1961, recorded in Volume 5604, Page 504, Real Property Records, Dallas County, Texas. (Document, not provided)

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SHADY TRAIL

1/2" CIRF
"SURVEYING ASSOC"
(Y) CM



HARRY HINES BLVD.

ALTA/NSPS LAND TITLE SURVEY
1.415 ACRES

JAMES MATTHEWS SURVEY, ABSTRACT NO. 955
CITY OF DALLAS
DALLAS COUNTY, TEXAS
462 THOMAS FAMILY PROPERTIES, L.P.
6333 DOUGLAS AVENUE, SUITE 1414
DALLAS, TEXAS 75225

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TX REG. ENGINEER REGISTRATION NO. 89120
TX REG. SURVEYOR REGISTRATION NO. 02020
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NO.	DATE	REVISION	APPROVAL

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0170K, dated July 7, 2014, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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)(1), 7(c), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 03/05/2020.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

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.

Date : 03.10.20
Scale : 1" = 30'
File : 09193-ALTA
Project No. : 09193.00

SHEET
1
OF
1