

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 16417 S. FARM TO MARKET ROAD 548, in the city of DALLAS Texas.

Lot 4R, in Block 1, of FINAL PLAT RAHMAN-KHANAM ADDITION, an addition to the City of Dallas, Kaufman County, Texas, according to the Map or Plat thereof recorded in/under County Clerk's File No. 2024-0039444 of the Official Public Records of Kaufman County, Texas.

ALTA



NOTES:

The following items are from Schedule B, Stewart Title, Title Commitment No. 2486324, issued on date of March 25, 2025 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

b) A stated fifteen (15) foot wide utility easement, as set forth by plat recorded in under County Clerk's File No.'s 2023-0021923 and 2023-0025439 of the Official Public Records of Kaufman County, Texas. (AS SHOWN)

c) A stated twenty-five (25) foot wide access easement, as set forth by instrument recorded in under County Clerk's File No. 202300134066, and as shown on the plats recorded in under County Clerk's File No.'s 2023-0021923 and 2023-0025439 of the Official Public Records of Kaufman County, Texas. NOTE: Document 202300134066 was not found of record. (AS SHOWN)

d) An easement for purposes of Water Pipe Line located on subject property granted to High Point Water Supply Corporation by instrument recorded in under Volume 479, Page 561 of the Deed Records of Kaufman County, Texas. (BLANKET IN NATURE)

f) An easement for purposes of Electric Service and Covenant of Access located on subject property granted to Farmers Electric Cooperative, Inc. by instrument recorded in under Volume 1976, Page 172, and County Clerk's File No.'s 2022-0029990 and 2023-0018277 of the Official Public Records, and as shown on the plats recorded in under County Clerk's File No.'s 2023-0021923 and 2023-0025439 of the Official Public Records of Kaufman County, Texas. (AS SHOWN)

There was no observable evidence of site use as a solid waste dump, stump or sanitary landfill.

Gross land area 215.158 square feet or 4.94 acres

0 total parking spaces and 0 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A thereof (Optional Survey Responsibilities and Specifications)), unless otherwise shown.

Party walls not observed

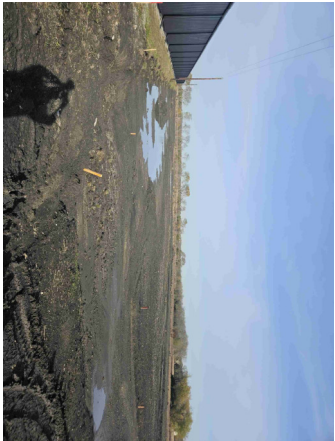
Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S CERTIFICATION

To, Stewart Title: Bengal Fomey Plaza LLC,

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 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11, 13, 16, 17, 19), of Table A thereof. The fieldwork was completed on December 12, 2024.

ACCEPTED BY:



W.E. RICHARDSON AND WIFE,
MYRA RICHARDSON
VOL. 682, PG. 368
D.R.K.C.T.

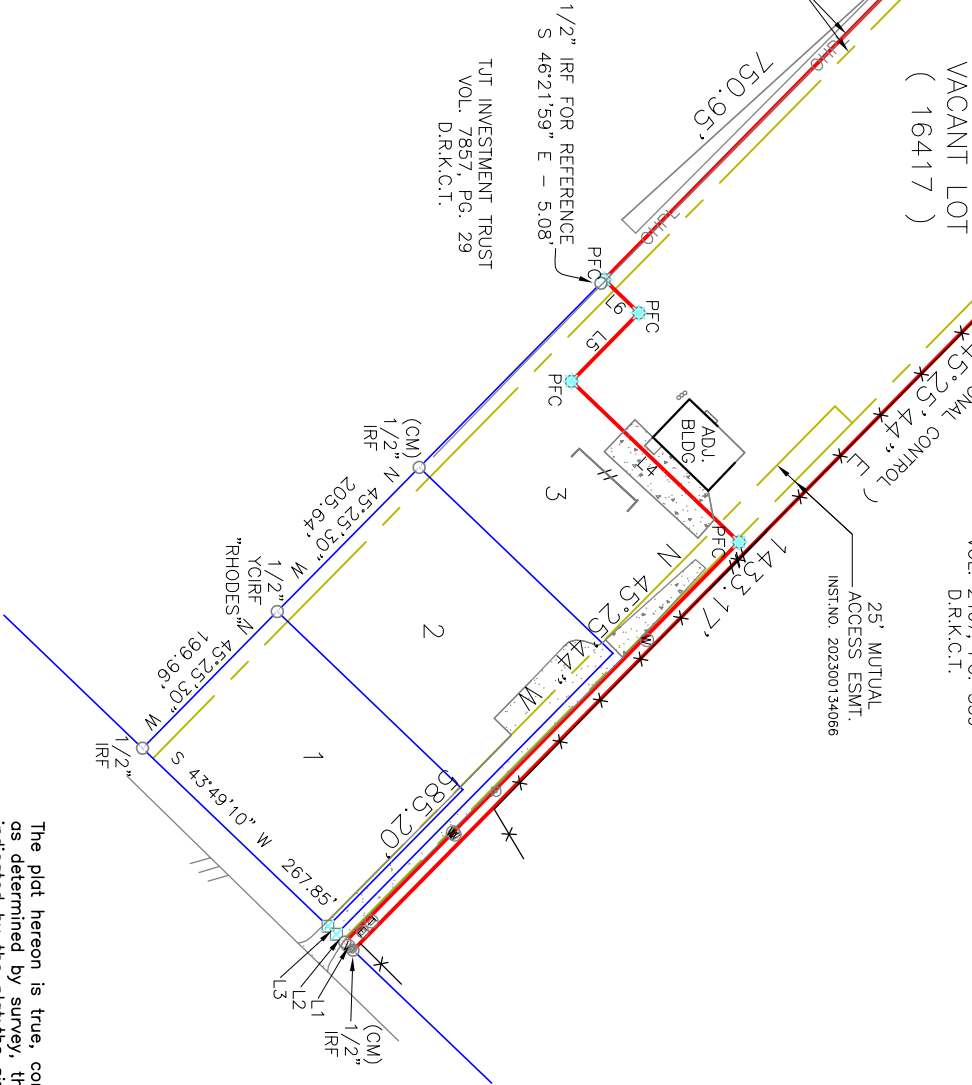
MARCUS SEAN ELLIOT AND
SHERRY DENISE ELLIOT
HUSBAND AND WIFE
VOL. 6871, PG. 55
D.R.K.C.T.

15' FARMERS ELEC.
COOP., INC. ESMT.
VOL. 7741, PG. 346;
VOL. 1976, PG. 172;
INST.NO. 2022-0029990;
INST.NO. 2023-0018277;
INST.NO. 2023-0021923;
INST.NO. 2023-0025439

TUT INVESTMENT TRUST
VOL. 7857, PG. 29
D.R.K.C.T.

THOMAS E. BENTLEY AND
BEUNDA S. BENTLEY AND
JOHN J. BENTLEY AND
MARJORIE E. BENTLEY
VOL. 2467, PG. 539
D.R.K.C.T.

25' MUTUAL
ACCESS ESMT.
INST.NO. 202300134066



LINE	LENGTH	BEARING
L1	12.00	S43°49'01\"W
L2	12.00	S43°49'01\"W
L3	12.00	S43°49'01\"W
L4	241.83	S43°49'10\"W
L5	100.00	N45°25'39\"W
L6	50.00	S43°49'10\"W
L7	23.39	N42°37'54\"E

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
INST.NO. 2023-0021923; INST.NO. 2023-0025439;
INST.NO. 2024-0039444;

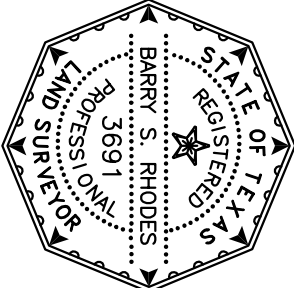
THE ABOVE DESCRIBED PROPERTY
DOES NOT LIE IN A FLOOD HAZARD
AREA ACCORDING TO THE F.E.M.A.
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.

48257C00500

Scale: 1" = 200'
Date: 12-12-2024
G. F. No.: 2486324
Job no.: 202409794
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
STEWART TITLE

LEGEND	
WOOD FENCE --#--	IRON FENCE --#--
CHAIN LINK --O--	WIRE FENCE --X--
EXISTING LIFE	ESSEMENT SETBACK
CM - CONTROLLING MONUMENT	MD - MONUMENT OF RECORD DIGNITY
● - POINT FOR CORNER	● - POINT FOR CORNER
● - 1/2" YELLOW-CAPPED IRON ROD SET	● - 1/2" YELLOW-CAPPED IRON ROD SET
STAMPED "BURNS SURVEYING"	STAMPED "BURNS SURVEYING"
□ - X-CUT FOUND OR SET (AS NOTED)	□ - X-CUT FOUND OR SET (AS NOTED)
□ - FENCE POST FOUND (AS NOTED)	□ - FENCE POST FOUND (AS NOTED)
○ - MONUMENT FOUND EM - ELECTRIC METER	○ - MONUMENT FOUND EM - ELECTRIC METER
○ - CABLE	○ - CABLE
○ - CLEAN OUT	○ - CLEAN OUT
○ - GAS METER	○ - GAS METER
○ - FIRE HYDRANT	○ - FIRE HYDRANT
○ - LIGHT POLE	○ - LIGHT POLE
○ - MANHOLE	○ - MANHOLE
○ - WATER VALVE	○ - WATER VALVE
(UNLESS OTHERWISE NOTED)	



Signature of Barry S. Rhodes