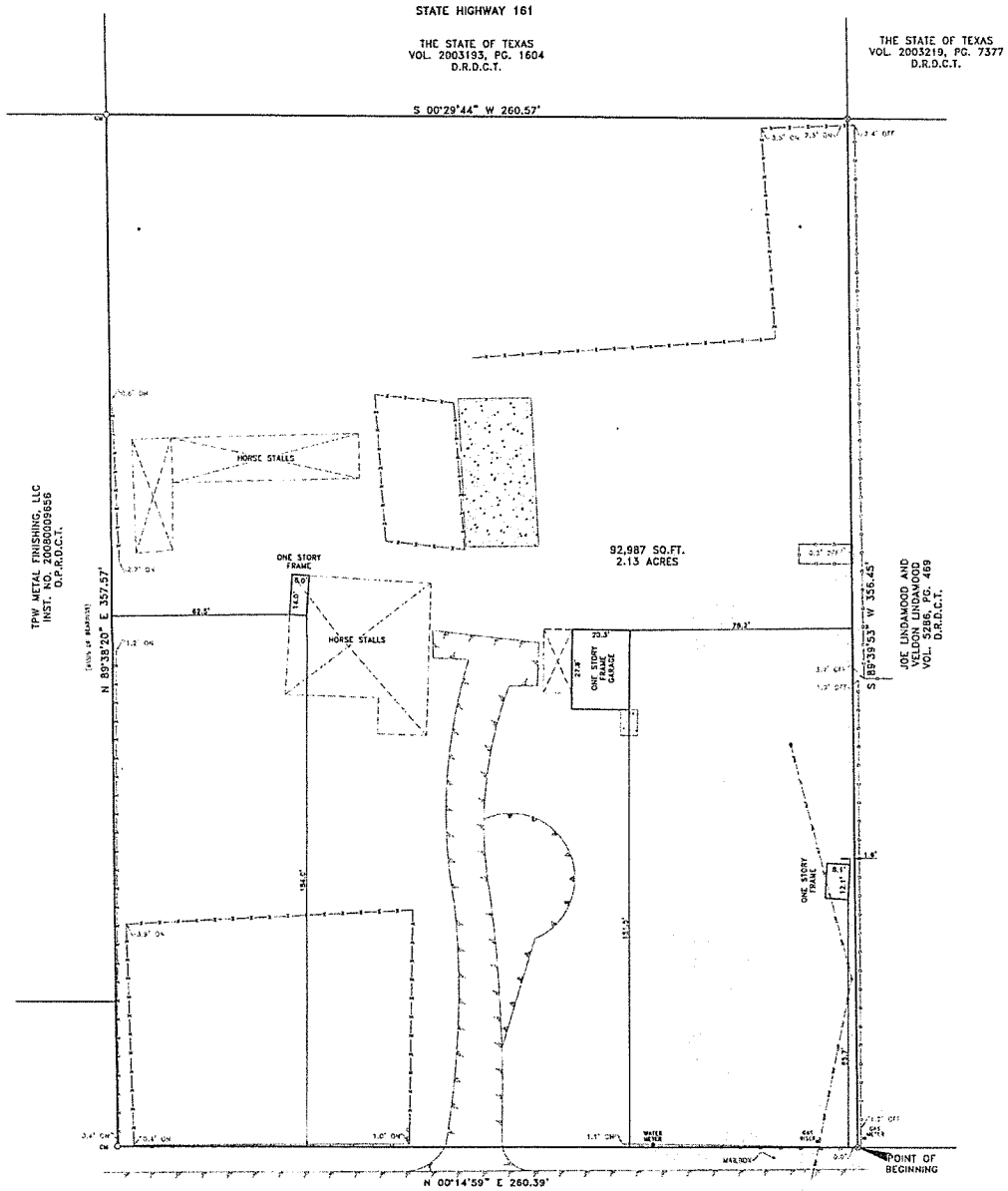


NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 69040, PAGE 1816.

3409 Hardrock Road

Being a 2.13 tract of land situated in the J.C. Read Survey, Abstract No. 1183 in Dallas County, Texas, and being a portion of a tract of land conveyed to J.D. Barksdale and R.A. Byrd by deed recorded in Volume 69040, Page 1816, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 iron rod set for corner in the East line of Hardrock Road (a variable width right-of-way), said point being the Northwest corner of a tract of land conveyed to Joe Lindamood and Veldon Lindamood by deed recorded in Volume 5286, Page 469, Deed Records, Dallas County, Texas;

Thence North 00 degrees 14 minutes 59 seconds East, along the East line of said Hardrock Road, a distance of 260.39 feet to a 1/2 inch iron rod found for corner at an angle point in the East line of said Hardrock Road;

Thence North 89 degrees 38 minutes 20 seconds East, along the South line of said Hardrock Road and a tract of land conveyed to TPW Metal Finishing, LLC by deed recorded in Instrument No. 20080009656, Official Public Records, Dallas County, Texas, a distance of 357.57 feet to a 1/2 inch iron rod found at the Southeast corner of said TPW Metal Finishing, LLC tract, said point being the Northwests corner of a tract of land conveyed to the State of Texas by deed recorded in Volume 2003193, Page 1604, Deed Records, Dallas County, Texas;

Thence South 00 degrees 29 minutes 44 seconds West, along the West line of said State of Texas tract, a distance of 260.57 feet to a 1/2 inch iron rod set at the Southwest corner of said State of Texas tract, said point being the Northeast corner of said Lindamood tract;

Thence South 89 degrees 39 minutes 53 seconds West, along the North line of said Lindamood tract, a distance of 356.45 feet to the Point of Beginning and containing 92,987 square feet or 2.13 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by (Fidelity Title Company) in connection with the transaction described in GF# (GF# 1404250-11). The undersigned Registered Professional Land Surveyor (Thomas W. Mauk) hereby certifies to (Mahnaz Khavari and Fidelity Title Company) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in (Volume 69040, Page 1816), and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0295 J) pursuant to the Flood Disaster Protection Act of 1973.

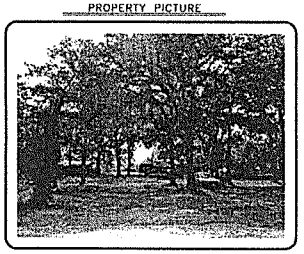
The surveyor expressly understands and agrees that (Purchaser, Lender and Title Company) are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 16th day of July, 2014

Thomas W. Mauk
Registered Professional Land Surveyor No. 5119

PROPERTY PICTURE



Call 811 Before You Dig

Fidelity National Title Insurance Company

NOTE: According to the F.I.R.M. in Map No. 48113C0295 J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ DATE _____ _____ DATE _____

REVISIONS		
DATE	BY	NOTES

LEGEND

CO CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE - POOL EQUIPMENT
BRICK COLUMN
AC - AIR CONDITIONING
PINE STRAW
COVER'S PORCH/PATIO OR CARPORT
OHE - OVERHEAD ELECTRIC SERVICE
OPL - OVERHEAD POWER LINE
ASPHALT PAVING
CONCRETE PAVING
GRAVEL/DIRT ROAD OR DRIVE
CHAIN LINK FENCE
WOOD FENCE
6.5' WIRE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgsurvey.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	07/16/2014	1406931	SEE ABOVE	CG

TEXAS LAND TITLE SURVEY

J.C. READ SURVEY, ABSTRACT NO. 1183

CITY OF DALLAS, DALLAS COUNTY, TEXAS

3409 HARDROC

Grand Prairie
APPLICATION SUBMITTAL
February 17, 2015

Exhibit A