

Research of Easements by this Surveyor was limited to a Title Policy Prepared by First National Title Insurance Company, GF No. 25-866687-WB, Effective Date: May 29, 2025, 8:00 am and Issued June 4, 2025, 8:00 am.

Schedule B item:

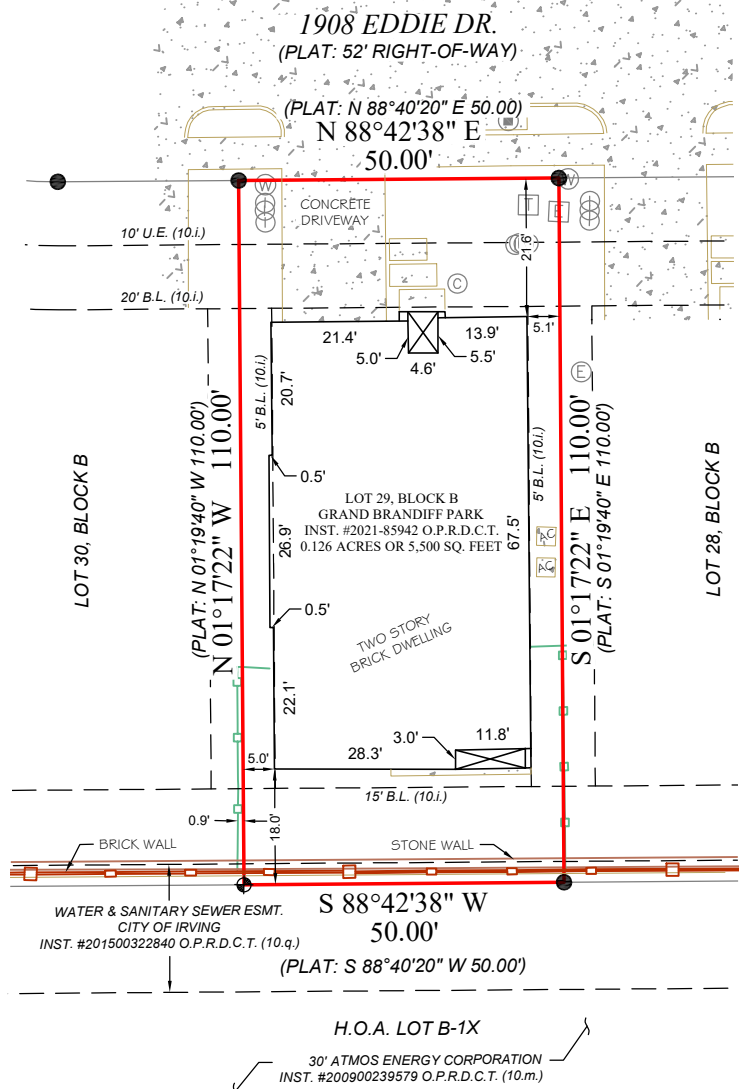
1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
Those restrictive covenants recorded in County Clerk's File No. 2021-85942 of the Map Records and those recorded in County Clerk's File No.(s) 202200231304, 202200272703, 202200272702, Real Property Records, Dallas County, Texas...
DOES APPEAR TO AFFECT
- 10.h. The terms, provisions, easements, covenants, restrictions and lien for assessments as shown in Restrictions recorded in County Clerk's File No.(s) 202200231304, 202200272703, 202200272702, Real Property Records, Dallas County, Texas;
DOES APPEAR TO AFFECT
- 10.i. The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in County Clerk's File No. 2021-85942, Map or Plat Records, Dallas County, Texas:
20 foot building line along the north property line.
AS SHOWN ON SURVEY
5 foot building line along the east and west property lines.
AS SHOWN ON SURVEY
10 foot public utility easement along the north property line.
AS SHOWN ON SURVEY
15 foot building line along the south property line.
AS SHOWN ON SURVEY
Those matters set forth in notes on face of plat.
DOES APPEAR TO AFFECT
- 10.j. Easement granted to the City of Irving, a municipal corporation, as set out in instrument recorded May 12, 1982, in/under Volume 82093, Page 1976, of the Official Public Records of Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.k. Easement granted to the City of Irving, a municipal corporation, as set out in instrument recorded May 12, 1982, in/under Volume 82093, Page 1983, of the Official Public Records of Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.l. Twenty foot (20') Gas Easement granted to the Ensearch Corporation, as set out in instrument recorded September 14, 1983, in/under Volume 83180, Page 1500, of the Official Public Records of Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.m. Thirty foot (30') pipeline easement dated July 23, 2009, filed August 19, 2009, executed by 183 Land Corporation, a Texas corporation to Atmos Energy Corporation, a Texas and Virginia corporation, recorded under County Clerk's File No. 200900239579, Real Property Records, Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.n. An easement to City of Irving, Texas, dated May 14, 1982, executed by Texas Plaza Partners, recorded in Volume 82228, Page 668, Real Property Records, Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.o. Controlled access as provided in Right of Way Deed granted to the State of Texas, acting by and through the Texas Transportation Commission, as set out in instrument recorded August 17, 2010 in Document No. 201000210334, of the Real Property Records of Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.p. Controlled access as provided in Deed (TxDOT Right-of-Way) granted to the State of Texas, acting by and through the Texas Transportation Commission, as set out in instrument recorded November 23, 2015, in/under Clerk's File No. 201500311773, of the Official Public Records of Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.q. Water and Sanitary Sewer Easement granted to the City of Irving, Texas, as set out in instrument recorded December 7, 2015, in/under Clerk's File No. 201500322840, of the Official Public Records of Dallas County.
AS SHOWN ON SURVEY
- 10.r. Controlled access as provided in Release and Relinquishment of Access Rights to Highway Facility dated July 16, 2010, executed by 183 Land Corporation to The State of Texas, recorded in Instrument No. 201000210335, Official Public Records, Dallas County, Texas.
DOES NOT APPEAR TO AFFECT
- 10.s. Terms, provisions and conditions contained in Declaration of Easement by and between Two's a Crowd Investments, LLC, a Texas limited liability company and Grand Braniff LLC, a Texas limited liability company dated January 31, 2020 recorded February 5, 2020 in Document No. 202000034979, real Property Records, Dallas County, Texas.
DOES NOT APPEAR TO AFFECT

NOTES:

- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 3.) ADDRESS OF SUBJECT PARCEL: 1908 EDDIE DR, IRVING, TX 75062.
- 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0310J EFFECTIVE ON 08/23/2001.
- 5.) INSTRUMENT OF RECORD: WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER INSTRUMENT NUMBER 202400022441 ON FEBRUARY 2, 2024.

LEGAL DESCRIPTION:

LOT 29, BLOCK B OF GRAND BRANDIFF PARK, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP FILED, RECORDED UNDER INSTRUMENT NUMBER 2021-85942 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

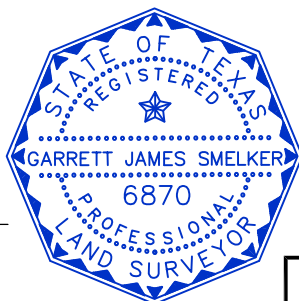


LEGEND

- 5/8" IRON ROD W/ CAP "ADAMS SURVEYING COMPANY LLC" FOUND
- ⊕ COTTON SPINDLE FOUND
- BOUNDARY LINE
- - - EASEMENT
- ⊙ CLEANOUT
- ⊙ STORM SEWER MANHOLE
- ⊙ IRRIGATION CONTROL BOX
- ⊙ WATER METER
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ COMMUNICATIONS PEDESTAL
- ⊙ COVERED
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

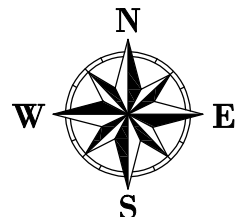
To: FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE, JACOB TODD, VICTORIA LEE TODD, CROSS COUNTRY MORTGAGE LLC AND SILVERKEI HOMES LLC, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 06-04-2025



Garrett James Smelker
06/04/2025

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870



SCALE: 1" = 30'

PREPARED FOR
CAPITAL TITLE - WILLOW BEND
SURVEY PLAT OF
LOT 29, BLOCK B,
GRAND BRANDIFF PARK,
AN ADDITION TO THE CITY OF IRVING,
DALLAS COUNTY, TEXAS
INSTRUMENT #2021-85942, M.R.D.C.T.

PROJECT NO. 250609



TBPELS FIRM# 10194663
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