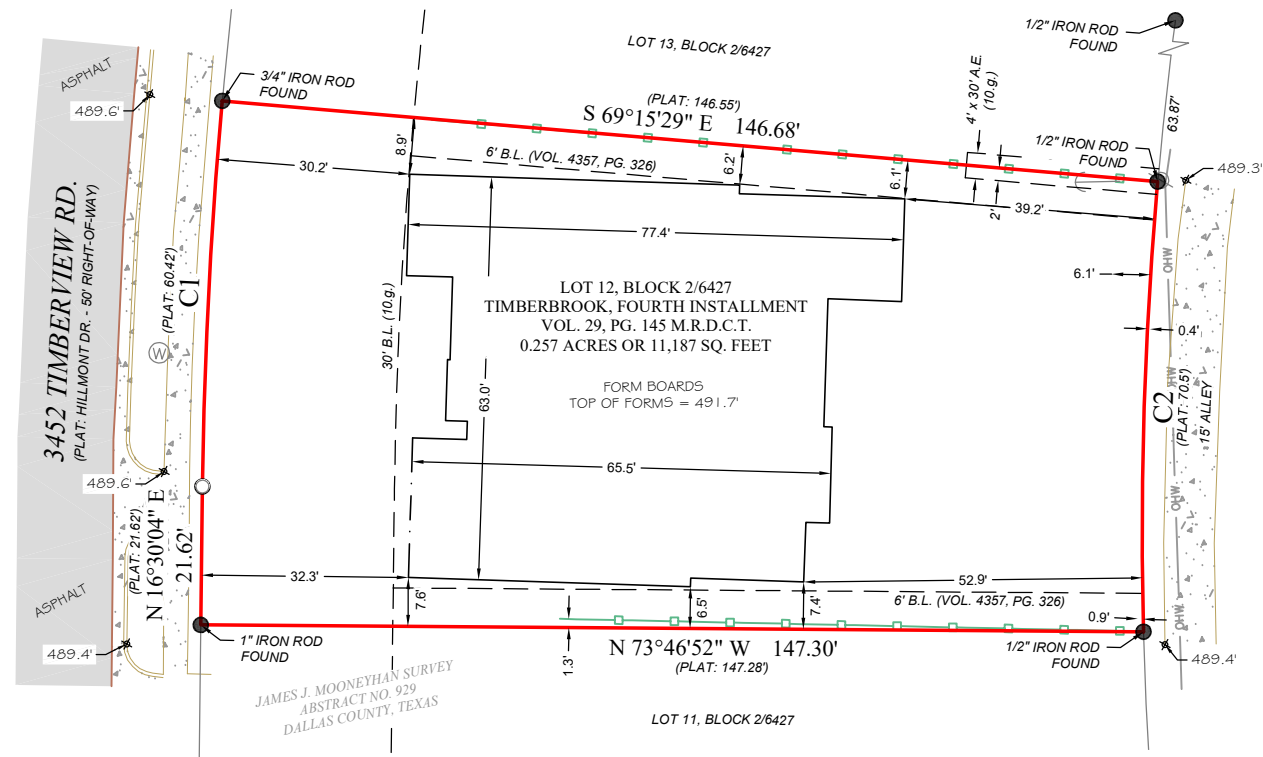


LEGEND

- MONUMENT – TYPE AS NOTED
- 1/2" IRON ROD SET CAP NO. 6870
- BOUNDARY LINE
- - - EASEMENT / BUILDING LINE (AS NOTED)
- WOOD FENCE
- OHW — OVERHEAD WIRES
- GUY ANCHOR
- ⊗ UTILITY POLE
- ⊕ ELECTRIC METER
- ⊗ WATER METER
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS



Research of Easements by this Surveyor was limited to a Title Commitment Prepared by First National Title Insurance Company, GF No.25-868993-WB, Effective Date: June 8, 2025, 8:00 am and Issued June 13, 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 Volume 4357, Page 326 and Volume 4465, Page 23, Real Property Records, Dallas County, Texas...
DOES APPEAR TO AFFECT

- 10.g. The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 29, Page 145, Map or Plat Records, Dallas County, Texas
AS SHOWN ON SURVEY

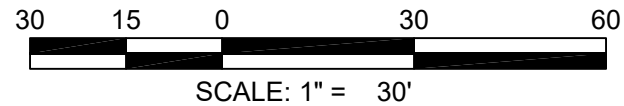
To: AVANT EQUITY PARTNERS II, LLC, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, 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: 09-02-2025



Garrett J. Smelker 09/02/2025
 GARRETT JAMES SMELKER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6870

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CH-DIST
C1	60.36'	767.59'	4°30'20"	N18° 45' 04"E	60.34'
C2	70.40'	611.04'	6°36'03"	S17° 35' 57"W	70.36'



PROJECT NO. 250913



TBPELS FIRM# 10194663
 2012 E. Randol Mill Rd, Suite 213
 Arlington, Texas 76011
 (817) 948-2667
 Info@americanmeridianllc.com

LEGAL DESCRIPTION:

LOT 12, BLOCK 2/6427, TIMBERBROOK, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 29, PAGE 145, MAP RECORDS OF DALLAS COUNTY, TEXAS.

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: 3452 TIMBERVIEW RD, DALLAS, TX 75229.
- 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0190K EFFECTIVE ON 07/07/2014.
- 5.) INSTRUMENT OF RECORD: GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 202500138382 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS ON JULY 01, 2025.

**PREPARED FOR
 THE AVANT GROUP**

SURVEY PLAT OF
 LOT 12, BLOCK 2/6427,
 TIMBERBROOK, FOURTH INSTALLMENT,
 AN ADDITION TO THE CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 VOLUME 29, PAGE 145, M.R.D.C.T.