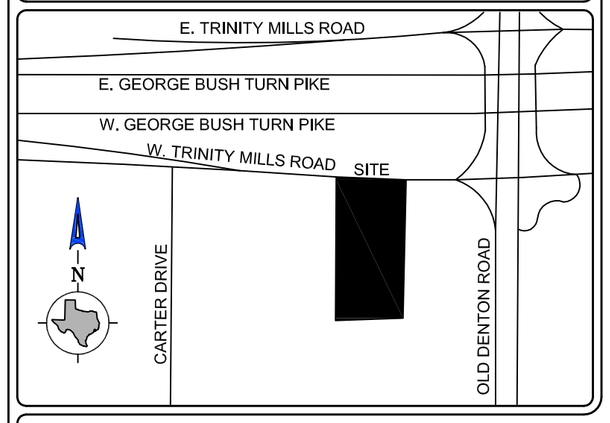
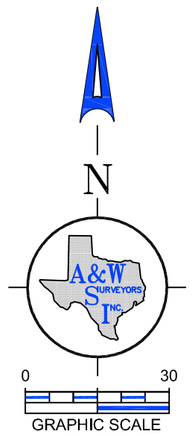
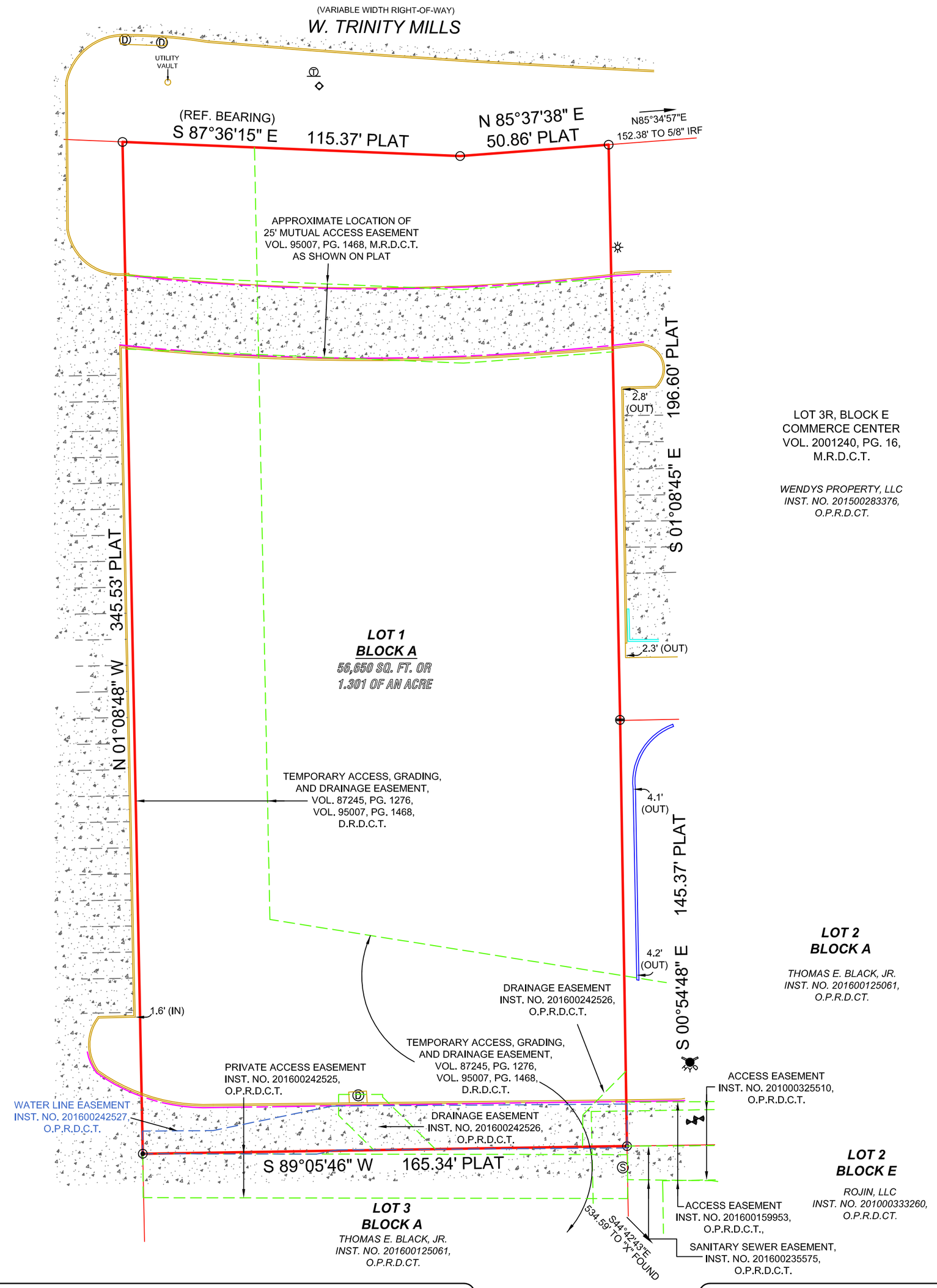
ALTA/NSPS LAND TITLE SURVEY PLAT

VICINITY MAP





Basis of bearings derived from subject plat
INST. NO. 201500106848, O.P.R.D.C.T.



LOT 1, BLOCK E,
REPLAT - CARROLLTON
COMMERCE CENTER
VOL. 88190, PG. 481,
M.R.D.C.T.

BEVERLY SOMMER
VOL. 90040, PG. 734,
D.R.D.C.T.

LOT 3R, BLOCK E
COMMERCE CENTER
VOL. 2001240, PG. 16,
M.R.D.C.T.

WENDYS PROPERTY, LLC
INST. NO. 201500283376,
O.P.R.D.C.T.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGAL DESCRIPTION

Being Lot 1, Block A, Carrollton Commerce Center, Phase 3, an Addition to the City of Carrollton, Dallas County, Texas, according to the Map thereof recorded in Instrument Number 201500106848, Official Public Records, Dallas County, Texas

SURVEYOR'S CERTIFICATION

To: Rojin, LLC, 190 Old Denton, LLC, a Texas limited liability company, Lumin Health, Fidelity National Title Insurance Company, and Excel Title Group, LLC, all in connection with G.F. No. 18-0001007MLF:

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), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on *01-04-2018.*

Date of Plat or Map: 04-26-2018

FOR REVIEW

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

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.

TABLE "A" NOTES

1) Shown on survey
2) Shown on survey
3) Shown on survey
4) Shown on survey
7(a) No buildings on subject property
8) Shown on survey
9) No parking spaces on subject property
11) Visible utilities shown only
13) Shown on survey

SCHEDULE "B" NOTES

10i) Terms, provisions, conditions, and easements, Vol. 87245, Pg. 1276, Vol. 95007, Pg. 1468, Inst. Nos. 201500106848, 201500110400 and 201700011891, O.P.R.D.C.T. (Shown on survey)
10j) Easements recorded in Vol. 95154, Pg. 1275 (Does Not Affect), Inst. Nos. 201000325510 (shown on survey), 201400173916 (This is a previous plat of the property), 201600159953 (shown on survey), 201600159954 (Does not affect), 201600235575 (shown on survey), 201600242525 (shown on survey), 201600242526 (shown on survey), 201600242527, affected by 201700016687 (subject to - not plottable) and 201700016688 (subject to - not plottable) , O.P.R.D.C.T.
10k) Terms, provisions, conditions, and easements, Vol. 95019, Pg. 2255, R.P.R.D.C.T. (Does not affect)

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0160K, dated 07-07-14. The property is located in Zone "X".

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE	P.E. POOL EQUIP.	PIPE RAIL FENCE	NO PARKING	TILE	

1 TRINITY MILLS ROAD
CARROLLTON, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 18-0015
DATE: 01-04-2018
DRAWN BY: 444

"A professional company operating in your best interest"