

6Dc VICINITY MAP

6Di NORTH ARROW & SCALE

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- Ⓜ THE BUILDING IS OVER THE SETBACK LINE BY AT MOST 0.4'.
- Ⓜ THE PARKING SPACES ARE OVER THE PROPERTY LINE BY AT MOST 9.2'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480502 0005 C, WHICH BEARS A REVISION DATE OF 06/19/1989, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

6Dib LEGEND & ABBREVIATIONS

	OVERHANG / CANOPY	AC	AIR CONDITIONER
	CONCRETE SURFACE	APL	ADJOINING PROPERTY LINE
	NO PARKING AREA	(C)	CALCULATED DISTANCE
	FOUND 5/8" REBAR	C&G	CURB AND GUTTER
	SET MAC-NAIL	C/L	CENTERLINE
	UTILITY POLE	(EM)	ELECTRIC METER
	HANDICAP PARKING SPACE	(M)	MEASURED DISTANCE
	OVERHEAD UTILITY LINES	N/S	NOT SPECIFIED
		P.O.B.	POINT OF BEGINNING
		PS	PARKING SPACE(S)
		R/W	RIGHT OF WAY
		SQ.FT.	SQUARE FEET

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN
PERMITTED USE	H	RESTAURANT	HEREON WAS NOT PROVIDED BY INSURED. INFORMATION WAS OBTAINED BY ASM, INC.
MINIMUM LOT AREA (SQ.FT.)	5,000	22,500	CONTACT:
MINIMUM FRONTAGE	N/S	150'	DONNY ALDERSON
MINIMUM LOT WIDTH	N/S	150'	CITY OF SWEETWATER, TX
MAX. BUILDING COVERAGE	N/S	14%	DATE CONTACTED: 07/11/13
MAX. BUILDING HEIGHT	150'	24.2'	PHONE: (325) 236-6313
MINIMUM SETBACKS			
FRONT	0'	31.3'	
SIDE	0'	14.9'	
REAR	0'	29.6'	
PARKING REQUIREMENTS	N/S		

NOTES: H=BUSINESS DISTRICT

6B RECORDED SETBACKS/RESTRICTIONS

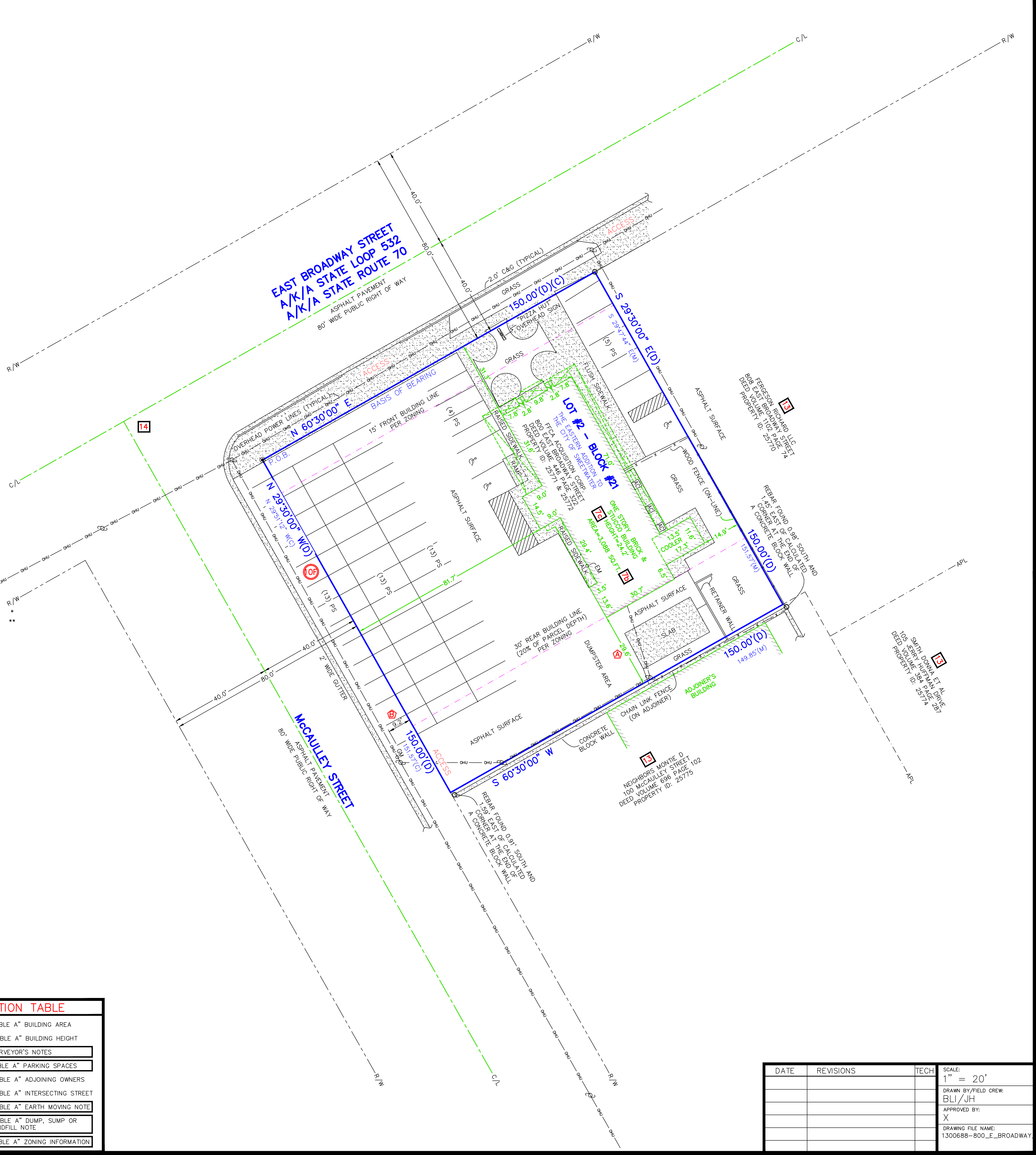
NONE PROVIDED TO THIS SURVEYOR

5Ei SCHEDULE "B" ITEMS

- Ⓜ ENCROACHMENT OF ASPHALT PARKING SPACES ONTO ADJACENT PROPERTY ON WEST SIDE OF PREMISES. (AFFECTS, AS SHOWN)
- Ⓜ STORAGE SHED ENCROACHING INTO 25' BUILDING SETBACK LINE ON SOUTH SIDE OF PREMISES. (THE FRAMEWORK FOR THE SHED NO LONGER EXISTS, ONLY THE CONCRETE SLAB REMAINS)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.:
NCS-605921X86-PHX1, EFFECTIVE DATE: JUNE 03, 2013

6Bi TITLE DESCRIPTION

ALL OF LOT 2, IN BLOCK NO. 21, OF THE EASTERN ADDITION, AN ADDITION TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS, AS SHOWN BY THE RECORDED MAP OR PLAT THEREOF OF RECORD IN THE DEED RECORDS OF NOLAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET NAIL IN ASPHALT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MCCAULEY AND THE SOUTHERLY RIGHT OF WAY LINE OF BROADWAY, SAID NAIL BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED;

THENCE: NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BROADWAY A DISTANCE OF 150.00 FEET TO A FOUND 5/8 INCH REBAR;

THENCE: SOUTH 29 DEGREES 30 MINUTES 00 SECONDS EAST LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF BROADWAY A DISTANCE OF 150.00 FEET TO A SET 5/8 INCH REBAR WITH CAP;

THENCE: SOUTH 60 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 150.00 FEET TO A SET NAIL IN ASPHALT IN EASTERLY RIGHT OF WAY LINE OF MCCAULEY;

THENCE: NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST ALONG EASTERLY RIGHT OF WAY LINE OF MCCAULEY A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED AND CONTAINING 22,500 SQUARE FEET OR 0.5165 ACRES OF LAND MORE OR LESS.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND APPARENT ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 5 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
- NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.

4 LAND AREA 22,500 SQUARE FEET 0.517 OF AN ACRE

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY OF EAST BROADWAY STREET WHICH BEARS N 60°30'00" E PER DEED VOLUME 446 PAGE 322.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES REGULAR=48 HANDICAP=3

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST BROADWAY STREET AND MCCAULEY STREET, BOTH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: ARC CAPITAL, LLC, ARC CAFEHLD001, LLC, REGENT BANK, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 14, 16, 17, 18, 21 and 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/16/2013. DATE OF PLAT OR MAP: 06/20/2013.

REGISTERED SURVEYOR: ALLAN CAVNESS
 PROFESSIONAL LAND SURVEYOR NO.: 4365
 STATE OF TEXAS
 PROJECT NO.: 1300688
 DATE: JULY 19, 2013

SURVEY PREPARED BY:
 AMERICAN SURVEYING AND MAPPING, INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979
 FAX: (407) 426-9741

6Dvi ALTA/ACSM LAND TITLE SURVEY
 OF
PIZZA HUT
800 EAST BROADWAY STREET
SWEETWATER, TEXAS
NOLAN COUNTY

ASMA
AMERICAN SURVEYING AND MAPPING INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979
 WWW.ASMCORPORATE.COM

DATE	REVISIONS	TECH	SCALE:
			1" = 20'
			DRAWN BY/FIELD CREW:
			BLI/JH
			APPROVED BY:
			X
			DRAWING FILE NAME:
			1300688-800_E_BROADWAY_ST_SURVEY