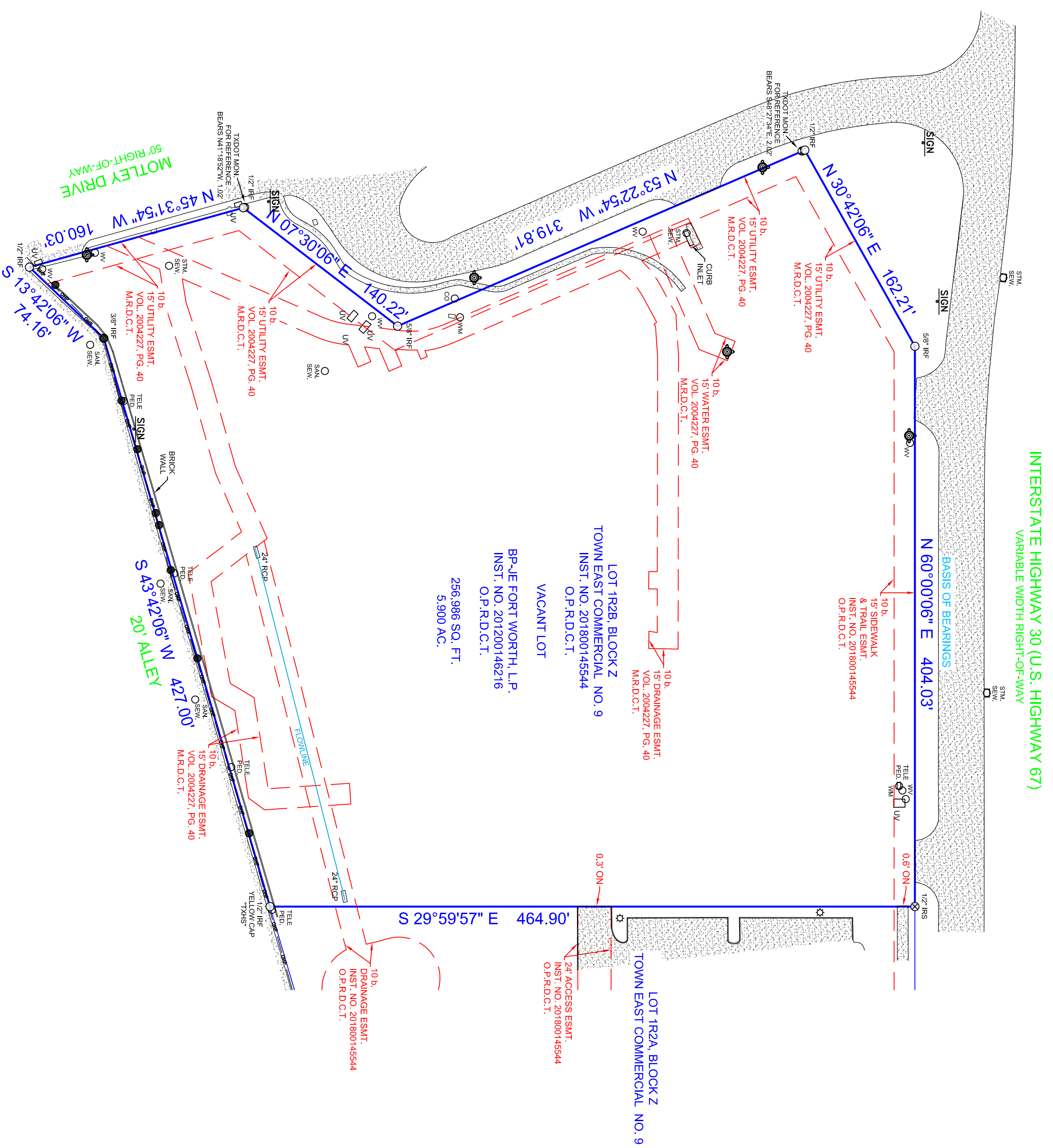
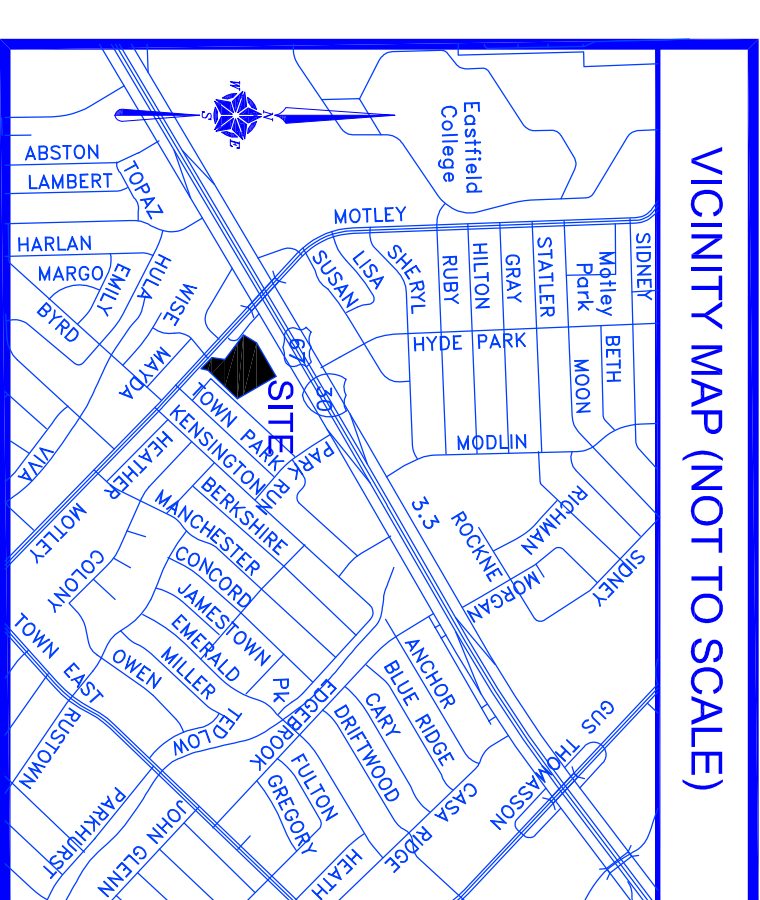


60 30 0 30 60
SCALE 1"=60'



INTERSTATE HIGHWAY 30 (U.S. HIGHWAY 67)
VARIABLE WIDTH RIGHT-OF-WAY

LOT 1R2A, BLOCK Z
TOWN EAST COMMERCIAL NO. 9
VACANT LOT
BR-LE FORT WORTH L.P.
INST. NO. 201200146216
O.P.R.D.C.T.
256,986 SQ. FT.
5.900 AC.



PROPERTY DESCRIPTION
This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at
3500 INTERSTATE HIGHWAY 30
in the City of MESQUITE, Texas,
Lot 1R2B Block Z
of TOWN EAST COMMERCIAL NO. 9
to the City of MESQUITE, DALLAS COUNTY, Texas, according to the PLAT 1R2B Records of DALLAS County, Texas,
recorded in CLERK'S FILE NO. 201800145544 of the PLAT 1R2B Records of DALLAS County, Texas.

EXCEPTIONS TO THE TITLE COMMITMENT
As relied upon and provided by North American Title Insurance Company
G.F. No. GF-67-2020 with an effective date of November 16, 2020 and an issued date of December 9, 2020.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 b.	Easements, restrictions, reservations, covenants, zoning ordinances, set back lines, and/or dedication of roads, if any, as shown on the plat of Town East Commercial No. 9, Second Section as recorded in Volume 78189, Page 2895, and Clerk's File No. 201800145544 Plat Records of Dallas County, Texas, and/or Restrictions as set out and/or defined by the City of Mesquite, Dallas County, Texas.	YES	YES

SURVEYOR'S CERTIFICATE

Certify To: 43 Investments Inc and North American Title Insurance Company, in connection with the transaction referenced in GF No. GF-67-2020.

I hereby certify that on the 28th day of December 2020, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Interstate Highway 30 and Mottley Drive, same being a paved, dedicated public right-of-way maintained by The City of Mesquite and the State of Texas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Darryl S. Johnson
Registered Professional Land Surveyor No. 5299



REVISIONS

No.	Revision/Issue	Date

LEGEND

⊕ HANDICAPPED SPACE	☀ LIGHT POLE
① PARKING SPACE	⚡ POWER POLE
⊙ IRON ROD FOUND	■ BRICK COLUMN
⊙ IRON ROD SET 17x18"	Ⓜ AC AIR CONDITIONING
⊙ IRON PIPE FOUND	⚡ FIRE HYDRANT
⊙ "X" FOUND / SET	⚡ ELECTRIC METER
◊ CMP CONTROL MONUMENT	Ⓜ GAS METER
□ UTILITY VAULT	Ⓜ BOLLARD
○ CLEAN-OUT	/// ASPHALT PAVING
○ WATER METER	○ CHAIN LINK FENCE
○ WATER VALVE	○ WOOD FENCE
○ GEARBE TRAP	○ CENTER POST
○ MANHOLE	○ WIRE FENCE
○ STORM SEWER	○ IRON FENCE
○ SANITARY	○ PIPE FENCE
○ SINK	
▭ COVERED PORCH	
▭ DECK OR CARPORT	
▭ CONCRETE PAVING	
▭ NO PARKING	
▭ GRAVEL/ROCK	
▭ ROAD OR DRIVE	
▭ OES OVERHEAD ELECTRIC SERVICE	
▭ OHP OVERHEAD POWER LINE	
▭ SS SANITARY SEWER LINE	

GENERAL NOTES

- 1) According to the F.L.S.M. No. 48113 C0370K, the subject property lies in Zone X and does not lie within a Special Flood Hazard Area.
- 2) All bearings, easements and building lines are by recorded Plat and as furnished in referenced commitment for title insurance unless otherwise noted.

TEXAS HERITAGE SURVEYING LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritag@com Firm No. 10169300

CATEGORY 1A, CONDITION II

3500 INTERSTATE HIGHWAY 30
LOT 1R2B, BLOCK Z
TOWN EAST COMMERCIAL NO. 9
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

Title No.
2003093-1

Drawn By
JACOB

Date
12/29/2020

Scale
1"=60'