

ALTA/ACSM LAND TITLE SURVEY

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LEGAL DESCRIPTION

TRACT I:
LOT 2-ARI, BLOCK A, PLAZA SOUTH REPLAT,
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS, ACCORDING TO THE
PLAT THEREOF RECORDED UNDER CLERK'S
FILE NO. 201200166713, MAP RECORDS,
DALLAS COUNTY, TEXAS.

TRACT II: EASEMENT ESTATE

NON-EXCLUSIVE EASEMENT SET OUT IN GRANT
OF RECIPROCAL EASEMENTS AND DECLARATION
OF COVENANTS RUNNING WITH THE LAND,
FILED ON SEPTEMBER 24, 1982 AND RECORDED
IN VOLUME 82188, PAGE 1847, REAL PROPERTY
RECORDS, DALLAS COUNTY, TEXAS.

TRACT III: EASEMENT ESTATE

NON-EXCLUSIVE EASEMENT CONTAINED IN GRANT
OF EASEMENT BY AND BETWEEN MERVYNS, A CALIFORNIA
CORPORATION AND CENTERSAT LAND COMPANY, A TEXAS
GENERAL PARTNERSHIP, DATED JULY 29, 1982, FILED ON
SEPTEMBER 15, 1982 AND RECORDED IN VOLUME 82181
PAGE 3455, REAL PROPERTY RECORDS, DALLAS COUNTY,
TEXAS.

TRACT IV: EASEMENT ESTATE

NON-EXCLUSIVE EASEMENT CONTAINED IN GRANT OF
MUTUAL COVENANTS FOR INGRESS AND EGRESS FILED
JULY 18, 1979 AND RECORDED IN VOLUME 79140, PAGE
3619, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
AND MODIFIED BY INSTRUMENT RECORDED IN VOLUME
81196, PAGE 2975, REAL PROPERTY RECORDS, DALLAS
COUNTY, TEXAS.

TRACT V: EASEMENT ESTATE

EASEMENTS CREATED IN DECLARATION OF CONVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS FILED ON
DECEMBER 26, 2013, AND RECORDED UNDER CLERK'S
FILE NO. 201300386947, REAL PROPERTY RECORDS,
DALLAS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING
A FLOOD ZONE DESIGNATION X BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP
NO. 48113C0360L, WITH A DATE OF JULY 7, 2014, FOR
COMMUNITY NUMBER 485471, IN DALLAS COUNTY, STATE OF
TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE
MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS
SITUATED.

NOTE: PER THE CITY OF GARLAND ZONING:
THIS PROPERTY IS ZONED GENERAL BUSINESS DISTRICT

NOTE: THERE ARE NO SIDE OR REAR BUILDING SET
BACK LINES PER THE CITY OF GARLAND ZONING.

NOTE: PER THE CITY OF GARLAND ZONING:
THE MAXIMUM BUILDING HEIGHT IS 30 FEET.
ACTUAL BUILDING HEIGHT AT THE MOST SOUTHERN
CORNER OF THE EXISTING BUILDING IS 23 FEET.

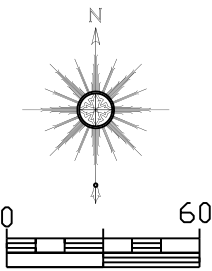
NOTE: PER THE CITY OF GARLAND ZONING: BUILDINGS
OR STRUCTURES OR PARTS THEREOF, SHALL NOT BE
ERECTED, ALTERED OR PLACED SO AS TO COVER MORE
THAN 40% OF THE LOT.

NOTE: THERE ARE NO PROPOSED CHANGES IN STREET
RIGHT OF WAY LINES AS SHOWN ON THE CITY OF
GARLAND ZONING WEBSITE.

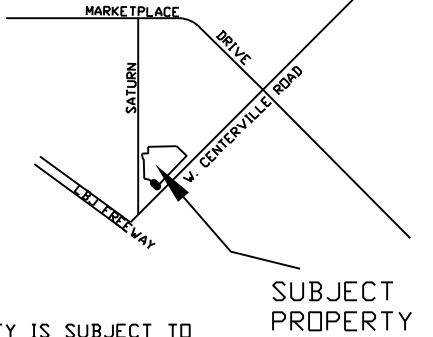
NOTE: THE PROPERTY HAS DIRECT ACCESS TO W.
CENTERVILLE ROAD, A DEDICATED PUBLIC STREET
OR HIGHWAY AND INDIRECT ACCESS TO SATURN
ROAD AND MARKETPLACE DRIVE BOTH BEING DEDICATED
PUBLIC STREETS OR HIGHWAYS, BY WAY OF THE ACCESS
EASEMENT RECORDED IN VOLUME 82181, PAGE 3455
DEED RECORDS, DALLAS COUNTY, TEXAS AND BY
THE PLAT RECORDED IN COUNTY CLERK NUMBER
201200166713, MAP RECORDS, DALLAS COUNTY,
TEXAS.

NOTE: THE PROPERTY DESCRIBED HEREON (THE "PROPERTY")
IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO
TITLE INSURANCE COMPANY COMMITMENT NO. G.F. NO.
4712006491 WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2014
AND THAT THE EASEMENTS, COVENANTS AND RESTRICTIONS
REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM
A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE
KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE
NOTED AS TO THEIR EFFECT ON THE PROPERTY.

NOTE: SQUARE FOOTAGE OF EXTERIOR FOOTPRINT
OF BUILDING AT GROUND LEVEL IS 4,973 SQUARE FEET.



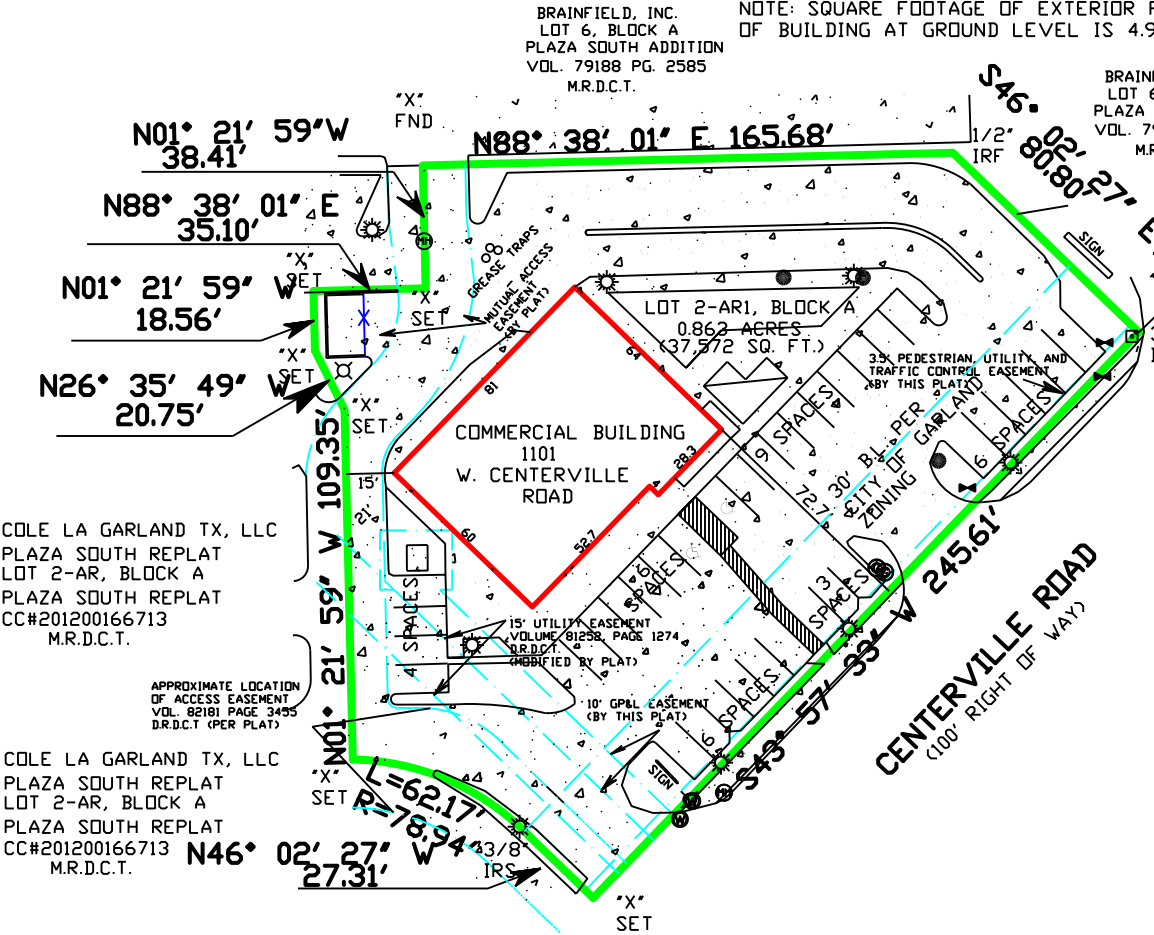
VICINITY MAP
(N.T.S.)



NOTE: THIS PROPERTY IS SUBJECT TO
THE DOCUMENTS RECORDED IN VOLUME
82188 PAGE 1847, VOL. 79140 PG. 3619
MODIFIED IN VOL. 81196 PG. 2975,
CC #201300386947 R.P.R.D.C.T.
CC #201200011319 R.P.R.D.C.T.
CC #201300237068 R.P.R.D.C.T. (NOT PLOTTABLE)

NOTE: THERE ARE 34 REGULAR PARKING
SPACES AND 2 HANDICAP PARKING SPACES
FOR A TOTAL OF 36 PARKING SPACES.

TO: KINGSLEY MARKETPLACE EAST, LLC,
RIALTO MORTGAGE FINANCE, LLC AND
CHICAGO TITLE 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
AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(b),
7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16,
17, 18 and 20(a) OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED ON OCTOBER 06,
2014 WITH ADDITIONAL CERTIFICATION WORK
BEING COMPLETED ON 12-19-14.



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
3510 Marvin D. Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax
JIMMILYN D. WOODARD RPLS 5398
Website: www.jimmyw.pogue.com
Email: kstuart@jimmyw.pogue.com

Job Number: 117424
Date: 10-06-14
SURVEY REVISED: 12-19-14

LEGEND			
	POWER POLE		FENCE
	WOOD DECK		B.L. BUILDING LINE
	CONCRETE		ESMT. EASEMENT LINE
	HANDICAP PARKING		IRF IRON ROD FOUND
	BRICK		IRS IRON ROD SET
	SIGN		POWER LINE
	MANHOLE		P.B. POWER BOX
	TELEPHONE PEDESTAL		R.O.W. RIGHT OF WAY
	WATER VALVE		TRANSFORMER & PAD
	LIGHT POLE		U.E. UTILITY EASEMENT
	FIRE HYDRANT		GAS METER
	CABLE BOX		WATER METER
	PROPERTY LINE		BUILDINGS

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by survey on the ground under my supervision. The plat hereon is a representation of the property, as determined by on the ground survey, the lines and improvements are as shown, all improvements being within the boundaries of the property, set back from shown on said plat, all corner monuments are as shown EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

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Jimmilyn D. Woodard
Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID ONLY WITH EMBOSSED SEAL