



*** LEGEND ***

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"	⊙	SIGN
CIRF	IRON ROD WITH CAP FOUND	⊙	MONITORING WELL
IRF	IRON ROD FOUND	— OWE —	OVERHEAD ELEC.
XCF	"X" CUT FOUND	— E —	U.G. ELECTRIC
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS	— FO —	U.G. FIBER OPTIC
⊙	CONTROL POINT	— W —	U.G. WATER
⊙	PROPERTY CORNER MARKER FOUND - AS NOTED	— SS —	U.G. SAN. SEWER
⊙	LIGHT POLE	— SD —	U.G. STORM SEWER
⊙	TELEPHONE MANHOLE	▭	CONCRETE AREA
FMK	FIBER OPTIC MARKER	SLS	SPEED LIMIT SIGN
⊙	WATER VALVE	SWB	SOUTHWESTERN BELL
⊙	FIRE HYDRANT	— TR1 —	TRACT 1
⊙	SAN. SEWER MANHOLE	— TR2 —	TRACT 2
⊙	INLET RIM	---	EXISTING EASEMENT LINE
⊙	TRAFFIC SIGNAL LIGHT	---	FIRE LANE - ACCESS
TR	TRAFFIC SIGNAL BOX	---	SEWER EASEMENT
		---	DRAINAGE EASEMENT
		---	WATER EASEMENT

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811 and utility plans as provided by City of Frisco. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	LENGTH
C1	870.00'	104.73'	N86°46'14"W	104.67'
C2	930.00'	115.15'	N86°52'08"W	115.08'
C3	5,729.58'	46.70'	N00°24'31"W	46.70'

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48085C0245; map revised June 7, 2017 for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 6a, according to the City of Frisco Zoning Map, the subject property appears to be located within Zone "C-1" (retail). The Surveyor was not provided a zoning report or letter and did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Frisco Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.
- Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces on surface parking areas, lots and in parking structures.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of Frisco concerning this subject prior to planning, designing or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.
- Underground utilities shown hereon were taken from record information, actual locations were not field verified except at surface structures such as manholes, fire hydrants, etc. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land.

*** LEGAL DESCRIPTION ***

TRACT 1
Being all of Lot 8, Block A, PRESTON HUTSON ADDITION, an Addition to the City of Frisco, Collin County, Texas, according to plat thereof filed for record in Volume 2022 Page 581, Plat Records, Collin County, Texas.

TRACT 2
Being all of Lot 11, Block A, PRESTON HUTSON ADDITION, an Addition to the City of Frisco, Collin County, Texas, according to plat thereof filed for record in Volume 2022 Page 581, Plat Records, Collin County, Texas.

*** TITLE COMMITMENT NOTES ***

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. 1920344, having an effective date of February 8, 2023 and issued February 14, 2023; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items

1. Restrictive Covenants Ins. No. 201008113010001550 P.R.C.C.T. (Subject to) Ins. No. 20161219010005470 P.R.C.C.T. (Subject to) Ins. No. 2022010000356 P.R.C.C.T. (Subject to) Ins. No. 2005-0082638 P.R.C.C.T. (Subject to) Ins. No. 20170103000004730 O.P.R.C.C.T. (Subject to) Ins. No. 20220418000619390 O.P.R.C.C.T. (Subject to) Ins. No. 202300003497 O.P.R.C.C.T. (Subject to) (Subject to "Subject property is a portion of the tract of land described in said document)	10h. Slope & Temporary Construction Easement Vol. 2022, PG. 581, P.R.C.C.T. (Affects both Tracts, Shown)
10b. Easements and Building Lines Vol. 2022, PG. 581, P.R.C.C.T. (Affects both Tracts, Shown)	10j. Drainage Easement Vol. 5425, PG. 3824, P.R.C.C.T. (Affects Tract 2, Shown)
10c. Fire Lane, Access and Utility Easement Vol. 2022, PG. 581, P.R.C.C.T. (Affects both Tracts, Shown)	10k. Drainage Easement Vol. 5405, PG. 6977, P.R.C.C.T. (Affects both Tracts, Shown)
10d. Street Easement Vol. 2022, PG. 581, P.R.C.C.T. (Affects Tract 1, Shown)	10m. Voluntary Cleanup Program Ins. No. 2016060200685590, O.P.R.C.C.T. (Affects Tract 1, Shown)
10f. Sanitary Sewer Easement Doc. No. 93-0035431, D.R.C.C.T. (Affects both Tracts, Shown)	10l. Sanitary Sewer Easement Ins. No. 202300005436, O.P.R.C.C.T. (Affects both Tracts, Shown)
10g. Drainage Easement Vol. 5405, PG. 6977, D.R.C.C.T. (Affects both Tracts, Shown)	10v. Water Easement Vol. 2022, PG. 581, P.R.C.C.T. (Affects Tract 2, Shown)

*** SURVEYOR'S STATEMENT ***

To: Dino Clean Car Wash; Great American 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 2021 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, 6a & 6b, 7a, 8, 9, 11, 13, and 18 of Table A thereof.

The field work was completed on February 14, 2023.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
February 20, 2023

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, FORT WORTH, TEXAS 76102
(817) 686-8448 | WWW.SPOONERSURVEYS.COM
TBPLS FIRM NO. 10054900

ALTA/NSPS SURVEY OF
LOTS 8 & 11, BLOCK A,
PRESTON HUTSON ADDITION
CITY OF FRISCO,
COLLIN COUNTY, TEXAS
8230 PRESTON RD. FRISCO, TX 75034

PREPARED FOR
DINO CLEAN CAR WASH

DATE: 02-17-2023
S&A JOB NO. 22028
SCALE: 1" = 30'
DRAWN BY: M.DAILEY
CHECKED BY: E.SPOONER
REVISIONS:
△

SHEET 1 OF 1