

This is to certify that I have, this date, made an on the ground survey of the property located on 3501 Gus Thomasson Road & 2500 Driftwood Drive in the City of Mesquite, Texas, described as follows:

TRACT 1: FEE SIMPLE
Being Lot 1-R, Block A of Driftwood Village Shopping Center, according to the plat thereof recorded in cc# 201300120708, Real Property Records, Dallas County, Texas.

TRACT 1, PARCEL A:
Non-exclusive easement rights created pursuant to that Reciprocal Easement and Restriction Agreement by and between Aldi (Texas) L.L.C. and Driftwood Village Partners L.P., filed 10/14/2008, recorded in cc# 20080331415, Real Property Records, Dallas County, Texas.

TRACT 1, PARCEL B:
Non-exclusive easement rights reserved by Driftwood Village Partners, L.P. in Special Warranty Deed filed 02/27/2009, recorded in cc# 200900057651, Real Property Records, Dallas County, Texas.

TRACT 1, PARCEL C:
Non-exclusive easement rights created pursuant to that Reciprocal Easement and Use Restrictions Agreement by and between Driftwood Village Partners, L.P. and JPMorgan Chase Bank, N.A. filed 04/19/2013, recorded in cc# 201300122556, Real Property Records, Dallas County, Texas.

TRACT 2: FEE SIMPLE
Being Lot 1, Block A, Casa Ridge Heights, an addition to the City of Mesquite, Dallas County, Texas as recorded in Volume 82021, Page 463, Map Records, Dallas County, Texas.

NOTES:

- Y01RF - Iron Rod Found with yellow plastic cap
- O01RF - Iron Rod Found with orange plastic cap
- Basis of Bearing - Based on the west line (North 43 deg. 54 min. 04 sec. West) of Lot 1-R, Block A of Driftwood Village Shopping Center, according to the plat thereof recorded in cc# 201300120708, Real Property Records, Dallas County, Texas.
- There are no observable evidence of cemeteries on site.
- There are no observable evidence of earth moving work, building construction or building additions within the recent months.
- There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
- There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.
- This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.92'	1.01'	1.01'	N 68°30'25" E	00°13'21"

LINE	BEARING	DISTANCE
L1	N 38°20'38" W	19.46'
L2	S 44°19'20" E	18.03'
L3	S 43°54'22" E	9.00'
L4	S 46°05'38" W	25.00'
L5	N 43°54'22" W	10.00'
L6	N 43°53'54" E	29.02'
L7	N 29°38'58" W	34.62'
L8	S 43°54'22" E	12.76'
L9	S 43°52'01" E	22.00'
L10	N 44°19'56" W	31.29'
L11	N 49°57'57" W	20.07'
L12	S 44°05'52" W	13.72'
L13	S 43°54'56" W	30.23'

LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
---	ADJOINER LINE
---	OVERHEAD SERVICE LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

This survey was performed in connection with the transaction described in GF No. 1002-378070-RTT of First American Title Insurance Company, effective date of February 6, 2023 and issued on February 14, 2023, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.

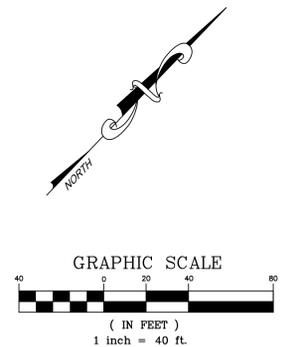
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

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, either expressed or implied, and is exclusively to the parties involved in, and limited to the transaction (GF No. 1002-378070-RTT) closing at the title company indicated hereon.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/2014 Community Panel No. 48113C0370K subject lot is located in Zone 'X' and Map date 7/7/2014 Community Panel No. 48113C0360L subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 3/15/2023.
Date of Plat or Map: 3/___/2023



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 3/27/2023

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND			
⊗	GAS METER	⊗	WATER MANHOLE
⊗	IRR. CONTROL VALVE	⊗	GREASE TRAP
⊗	TELEPHONE PEDESTAL	⊗	TELEPHONE MANHOLE
⊗	POWER POLE	⊗	SWB MANHOLE
⊗	DOWN GUY	⊗	GAS MANHOLE
⊗	S.S. MANHOLE	⊗	VAULT
⊗	CLEAN OUT	⊗	HANDICAP SPACE
⊗	FIRE HYDRANT	⊗	LIGHT POLE
⊗	TRAFFIC SIGNAL BOX	⊗	JUNCTION BOX
⊗	WATER VALVE	⊗	CONCRETE
⊗	TRANSFORMER PAD	⊗	BOLLARD
⊗	ELECTRIC METER	⊗	COVERED AREA
⊗	STORM DRAIN MANHOLE	⊗	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY
2500 DRIFTWOOD DRIVE
3501 GUS THOMASSON ROAD
MESQUITE, TEXAS 75150

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 23-0218	DATE: 3/27/2023		1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
FIELD DATE: 3/15/2023	SCALE: 1" = 40'				
DRAWN: J.B.W. & J.M.N.	CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	