

**VICINITY MAP (NOT-TO-SCALE)**

**LEGEND**

- (CM) CONTROLLING MONUMENT
- (R) RECORD BEARING AND DISTANCE
- (M) MEASURED BEARING AND DISTANCE
- O 1/2" IRON ROD W/RED CAP STAMPED "ONEAL 6570" SET (UNLESS NOTED)
- "X" FOUND IN CONCRETE MONUMENT FOUND (AS NOTED)
- POWER POLE
- LIGHT POLE
- ELECTRIC BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MANHOLE STORM
- MANHOLE SANITARY
- WASTEWATER LINE (APPROX.)
- WATER LINE (APPROX.)
- OVERHEAD UTILITY LINE
- BOUNDARY LINE
- ADJOINER/R.O.W. LINE
- SURVEY LINE (APPROX.)
- CONCRETE

**SCHEDULE B ITEMS FROM COMMITMENT NUMBER 1949003779**

Items corresponding to the Commitment for Title Insurance issued June 7, 2017 by Fidelity National Title Insurance Company bearing an effective date of May 29, 2017, Commitment No. 1949003779, GF No.: LT-1949-1949003779

1. -10d. Intentionally omitted by surveyor

10e. The following, all according to plat recorded in Volume 85239, Page 4577, of the Plat Records of Dallas, County, Texas:

- a) 10' building setback line **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- b) 15' water line easement(s) with 10' x 10' extensions out side easement meandering through subject property **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- c) 15' building setback line **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- d) 15' utility easement **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- e) 15' sanitary sewer easement(s) **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- f) 15' storm sewer easement(s) **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- g) 25' drainage easement **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- h) 37' building setback line **LIES INSIDE SURVEYED PROPERTY AS SHOWN**
- i) 25' building setback line **LIES INSIDE SURVEYED PROPERTY AS SHOWN**

10f. Easement to the City of Mesquite, recorded in Volume 85018, Page 0894, Deed Records of Dallas County, Texas. Amended by Amended and Restated Easement recorded in Volume 85114, Page 2418, Deed Records of Dallas County, Texas; **LIES INSIDE SURVEYED PROPERTY AS SHOWN**

10g. Terms and provisions of the Perpetual Maintenance Agreement executed by Shelter Technics Associates, Inc., recorded in/under Volume 84081, Page 4510 of the Real Property Records of Dallas County, Texas; **LIES INSIDE SURVEYED PROPERTY AS SHOWN**

**WARNING! UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.**

**BEFORE YOU DIG**  
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**LEGAL DESCRIPTION FROM COMMITMENT NUMBER 1949003779**

BEING Lot 2, Block A, East Meadows Addition No. 1, an Addition to the City of Mesquite, Texas, according to the plat thereof recorded in Volume 85239, Page 4477 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for the Northwest corner of said Addition, said point bears South 60° 48' 20" West, 609.84, and South 00° 07' 41" East, 723.51 feet from the intersection of the Southeastly right of way line of Interstate Highway 30 (300 foot right of way) and the Southwestly right of way of East Meadows Boulevard (an 80 foot right of way);

THENCE North 89° 51' 36" East with the North line of said Addition, a distance of 806.35 feet to an iron rod found for corner in the West line of East Meadows Boulevard;

THENCE South 00° 07' 54" East along said line a distance of 569.37 feet to an iron rod found for the beginning of a curve to the right having a radius of 820 feet and a central angle of 30° 44' 54";

THENCE Southwestly along said curve to the right, an arc length of 440.06 feet to an "X" set for corner in concrete;

THENCE North 46° 24' 17" West, a distance of 242.06 feet to an iron rod set for corner;

THENCE North 65° 02' 22" West, a distance of 133.20 feet to an iron rod set for corner;

THENCE North 41° 05' 39" West, a distance of 490.59 feet to a point for corner, from which an iron rod set for reference bears North 00° 37' 50" West, 54.50 feet;

THENCE North 48° 56' 07" West, a distance of 98.15 feet to an iron rod found for the Southwest corner of said Addition;

THENCE North 00° 08' 30" West, a distance of 329.58 feet to the PLACE OF BEGINNING and CONTAINING 12.9797 acres of land.

**BEARING BASIS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202).

**SURVEYOR'S NOTES**

- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY EXCEPT AS SHOWN
- NO PARKING LOTS, BILLBOARDS, SIGNS, OR OTHER SUBSTANTIAL FEATURES EXIST ON PROPERTY EXCEPT AS SHOWN.
- SURVEYED PROPERTY HAS DIRECT ACCESS TO EAST MEADOWS BOULEVARD, A PUBLIC STREET OR HIGHWAY
- THE FIELD WORK WAS COMPLETED ON JUNE 19, 2017
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. GRID DISTANCE CAN BE COMPUTED BY APPLYING A SCALE FACTOR OF 1.000117971

**SURVEYOR'S CERTIFICATE**

TO: ;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 5, 6(c), 7(c), 8, 9, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 19, 2017.

RELEASED FOR REVIEW ONLY, JUNE 19, 2017, IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 643.18(c), 29 T.A.C. 643.18(c) THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE SIGNED OR SEALED.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

BY: DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6570


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**REVISIONS**

NO.	DATE	DESCRIPTION

**ALTA/NSPS LAND TITLE SURVEY**  
**SHOWING**  
**12.982 ACRES IN THE**  
**WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34**  
**CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

<b>VERTICAL DATUM</b> ELEVATIONS ARE NAVD88 BASED ON THE TRIMBLE RTK NETWORK.	<b>PROPERTY ADDRESS:</b> 2900 EAST MEADOWS BOULEVARD, MESQUITE, TEXAS, 75150	<b>FLOOD ZONE CLASSIFICATION</b> ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48113C02070K, DATED JULY 7, 2014, THIS PROPERTY LIES WITHIN FLOOD ZONE X, DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	<b>EARTH MOVING STATEMENT</b> NO EVIDENCE OF EARTH MOVING OBSERVED BY SURVEYOR.	<b>UTILITIES NOTE:</b> THE FOLLOWING UTILITIES WERE SHOWN TO OPERATE IN THE AREA ACCORDING TO TEXAS811 LOCATE REQUEST TICKET NUMBER 1767003273	<b>PREPARED FOR:</b>	<b>PROJECT NO. 17039.00</b> <b>DRAWN BY: DCO</b> <b>CHECKED BY: DCO</b> <b>SCALE: 1"=60'</b> <b>DATE:</b> <b>JUNE 19, 2017</b>
	<b>ZONING</b> PROPERTY APPEARS TO LIE WITHIN ZONE "C" BASED ON CITY OF MESQUITE GIS MAP FOUND AT <a href="http://mesquite.maps.arcgis.com/">http://mesquite.maps.arcgis.com/</a> AND ACCESSED ON JUNE 19, 2017 SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY INSURER	<b>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.</b>	<b>PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT</b> THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.	<b>COMPANY</b> AT&T (TXN1) ATMOS MIDTX (ASE) MESQUITE ISD (MSO) ONCOR (MQ4) TIME WARNER CABLE (1TN)		<b>SHEET NO.</b>  <b>1 of 1</b>