

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,144 FEET, AND AN ANGULAR ERROR OF TWO SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 600,000.00 FEET.
3. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 3 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
4. THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS PERFORMED IN THE FIELD ON AUGUST 27, 31, & SEPTEMBER 1, 2004 AND THIS PLAT WAS PREPARED ON THE DATE INDICATED IN THE TITLE BLOCK.
5. THIS PROPERTY LIES WITHIN ZONE "AE", AREA DETERMINED TO BE SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD PER FEMA FLOOD INSURANCE RATE MAP NO. 48113C0360 K, REVISED DATE OF FEBRUARY 5, 2003. THIS DETERMINATION IS BASED SOLELY ON GRAPHICALLY SCALING THIS PROPERTY ON A AFOREMENTIONED MAP. NO ADDITIONAL FIELDWORK HAS BEEN PERFORMED TO MAKE OR TO VERIFY THIS DETERMINATION.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS INDICATED HEREON. THIS DATA HAS BEEN GRAPHICALLY REPRESENTED BASED ON ABOVE GROUND APPURTENANCES, AVAILABLE MAPS PROVIDED BY OTHERS, AND MARKINGS UPON THE GROUND, IF ANY WERE VISIBLE AND APPARENT AT THE TIME OF THE FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, HEREON. UTILITIES THAT ARE NOT SHOWN ON THIS PLAT MAY BE ENCOUNTERED IN THE FIELD.

7. THE SUBJECT PROPERTY IS OWNED BY GOODMAN MODEL FLOOR AND DRAPERY CO., A TEXAS GENERAL PARTNERSHIP, BY VIRTUE OF A CERTAIN GENERAL WARRANTY DEED RECORDED IN VOLUME 94091, PAGE 5006, DEED RECORDS, DALLAS COUNTY, TEXAS. RACETRAC PETROLEUM, INC. REQUESTED THAT THIS SURVEY BE PERFORMED.
8. THE TAX PARCEL ID FOR THE SUBJECT TRACT IS 26329500000010000.
9. ACCORDING TO THE CITY OF GARLAND ZONING DEPARTMENT THE SUBJECT PROPERTY IS CURRENTLY ZONED C-1 (COMMERCIAL DISTRICT) AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE C-1 ZONING CLASSIFICATION.

SETBACK REQUIREMENTS FOR C-1:
(YARDS NOT ADJACENT TO STREETS)

FRONT=30 FEET
REAR=0 FEET
SIDE=0 FEET
HEIGHT=36 FEET

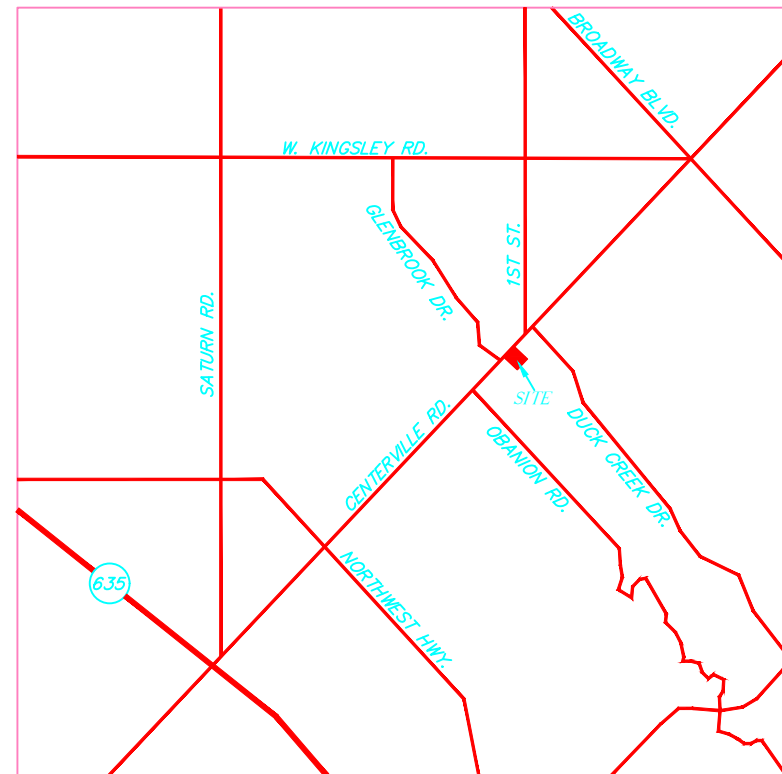
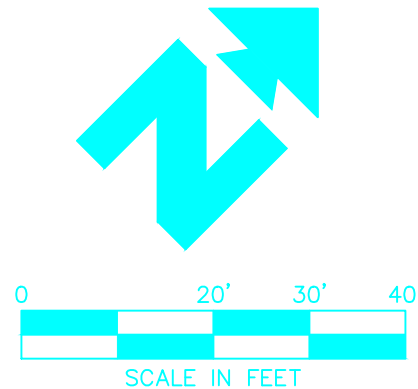
10. REFERENCE IS MADE TO THE FOLLOWING DOCUMENTS: SURVEY FOR GOODMAN MODEL FLOOR AND DRAPERY CO., A TEXAS GENERAL PARTNERSHIP, BY VIRTUE OF A CERTAIN GENERAL WARRANTY DEED RECORDED IN VOLUME 94091, PAGE 5006, DEED RECORDS, DALLAS COUNTY, TEXAS.

11. THE HORIZONTAL DATUM USED FOR THIS SURVEY IS A CITY BENCH MARK LOCATED N 60°44' 33" E A DISTANCE OF 196.29 FEET FROM THE NORTH CORNER OF SUBJECT PROPERTY. THE SAID MONUMENT HAS AN ELEVATION OF 496.51 FEET.

BENCH MARK = SQUARE CUT ON HEADWALL OF SOUTHWEST CORNER OF CENTERVILLE ROAD BRIDGE OVER DUCK CREEK.

THESE NOTES CORRESPOND TO FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 04R14502 WITH AN EFFECTIVE DATE OF JULY 19, 2004

- 10a. 10 FOOT UTILITY EASEMENT LOCATED ON THE SOUTHWEST SIDE OF PROPERTY AS SHOWN ON THE PLAT, RECORDED IN VOLUME 69218, PAGE 1527, MAP RECORDS OF DALLAS COUNTY, TEXAS, AFFECTS SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.



Vicinity Map

Not to Scale

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 761, CITY OF GARLAND, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1 OF MCDANIEL COMMERCIAL, AN ADDITION TO THE CITY OF GARLAND AS EVIDENCED BY PLAT RECORDED IN VOLUME 69218, PAGE 1527 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, CONVEYED TO GOODMAN MODEL FLOOR AND DRAPERY, CO., A TEXAS GENERAL PARTNERSHIP AS EVIDENCED BY DEED RECORDED IN VOLUME 94091, PAGE 5006 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF CENTERVILLE ROAD (100 FOOT RIGHT-OF-WAY) FOR THE WEST CORNER OF SAID LOT 1 OF MCDANIEL COMMERCIAL, SAME POINT BEING THE MOST WESTERLY NORTH CORNER OF LOT 1, BLOCK 1 OF WYNNE COMMERCIAL NO. 3 ADDITION (SOMETIMES REFERRED TO AS WATEREC ADDITION), AN ADDITION TO THE CITY OF GARLAND AS EVIDENCED BY PLAT RECORDED IN VOLUME 80135, PAGE 759 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LADYLIKE SHOP, DESCRIBED AS TRACT 1, AS EVIDENCED BY DEED RECORDED IN VOLUME 82053, PAGE 479 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SAID SOUTH LINE OF CENTERVILLE ROAD A DISTANCE OF 125.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTH CORNER OF SAID LOT 1 OF MCDANIEL COMMERCIAL, SAME POINT BEING THE MOST NORTHERLY WEST CORNER OF LOT 2, BLOCK 1 OF SAID MCDANIEL COMMERCIAL, CONVEYED TO B. J. FURSTONBERG, JR., AS EVIDENCED BY DEED RECORDED IN VOLUME 84930, PAGE 3903 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING THE SAID SOUTH LINE OF CENTERVILLE ROAD AND ALONG A COMMON LINE BETWEEN SAID LOTS 1 AND 2 OF MCDANIEL COMMERCIAL A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 1 OF MCDANIEL COMMERCIAL AND A REINTRAINT CORNER OF SAID LOT 2 OF MCDANIEL COMMERCIAL;

THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID LOTS 1 AND 2 OF MCDANIEL COMMERCIAL A DISTANCE OF 125.00 FEET TO A POINT IN THE MOST WESTERLY NORTHEAST LINE OF SAID LOT 1 OF WYNNE COMMERCIAL NO. 3 AND BEING THE SOUTH CORNER OF SAID LOT 1 OF MCDANIEL COMMERCIAL, THE MOST SOUTHERLY WEST CORNER OF SAID LOT 2 OF MCDANIEL COMMERCIAL, THE EAST CORNER OF SAID LADYLIKE SHOP TRACT 1 AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LADYLIKE SHOP, DESCRIBED AS TRACT 2, AS EVIDENCED BY DEED RECORDED IN VOLUME 82053, PAGE 479, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, WHENCE A 1/2-INCH IRON ROD FOUND BEARS NORTH 11 DEGREES 30 MINUTES 40 SECONDS EAST A DISTANCE OF 0.35 FEET;

THENCE, NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE COMMON LINES BETWEEN SAID LOT 1 OF MCDANIEL COMMERCIAL, SAID LOT 1 OF WYNNE COMMERCIAL NO. 3 ADDITION, AND SAID LADYLIKE SHOP TRACT 1 A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING;

CONTAINING WITHIN THE METES RECTED 21,875 SQUARE FEET OR 0.502 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO: RACETRAC PETROLEUM, INC., REPUBLIC TITLE OF TEXAS, INC. AND 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 8, 10, 11(B), 12, & 13, 14, 15, 16, AND 17 (ITEMS LISTED ON THE REQUEST FOR PROPOSAL FROM RACETRAC, INC.) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

Signed this ____ day of _____

Bob O. Brown
R.P.L.S. # 1744
State of Texas

RaceTrac

BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 1, BLOCK 1 OF MCDANIEL COMMERCIAL, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS

SCALE: 1" = 20'

DATE: 9-13-04 BOB PLS JCW SO RJ
PLS DRW FIELD FIELD

ALTA/ACSM LAND TITLE SURVEY FOR RACETRAC PETROLEUM, INC.

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

2814 Spring Road Suite 303 (770) 438-2111 JOB NO.: 20018
Atlanta, GA 30339 FAX (770) 438-2313 DWG NAME: 20018topo

Topo/Boundary
CENTERVILLE ROAD
GARI AND, DALLAS COUNTY, TEXAS

DATE: 11-19-04 SHEET NO.: 1 OF 1