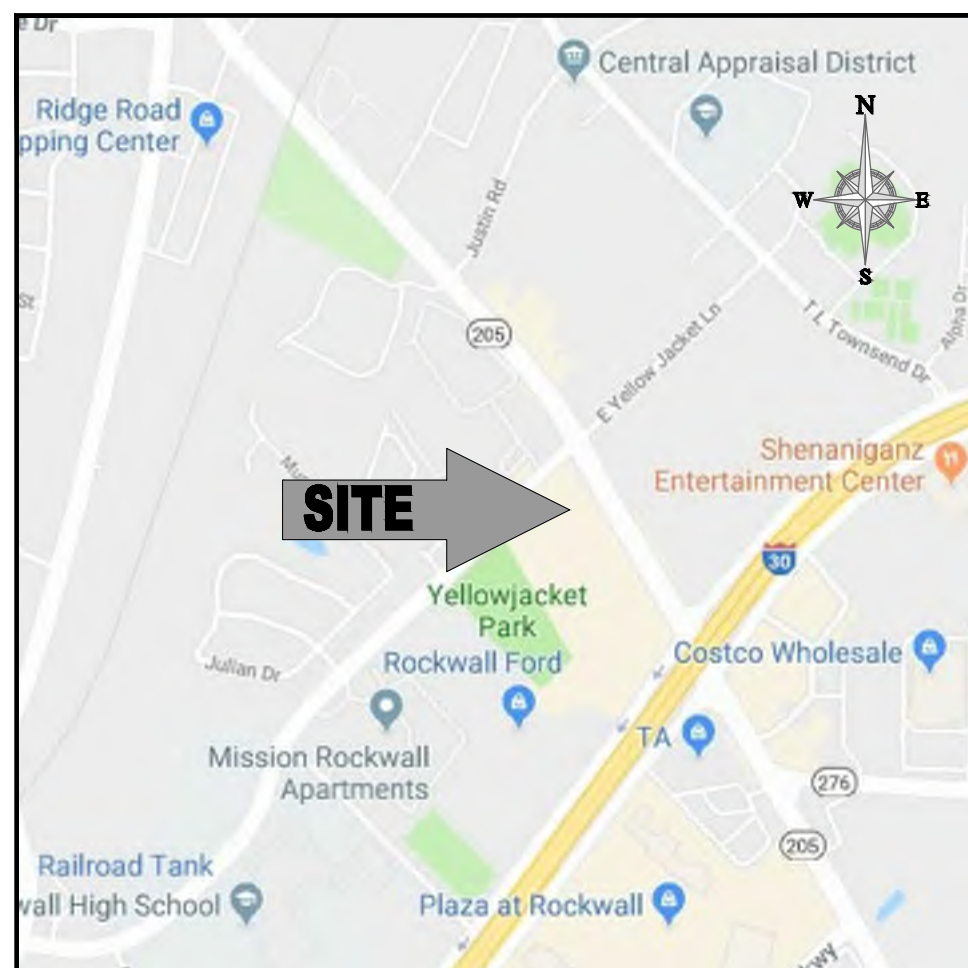
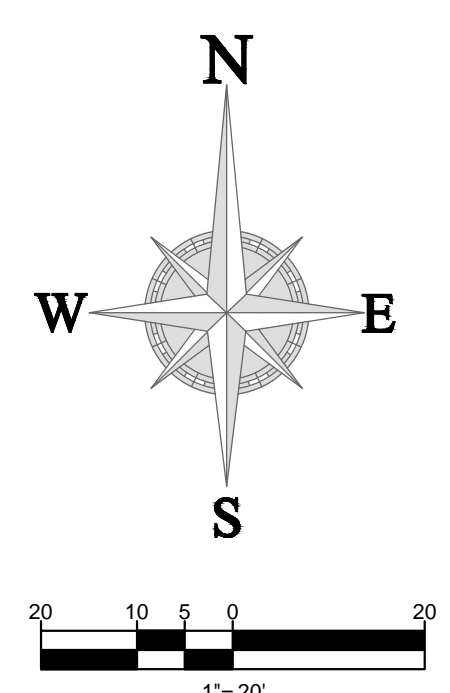
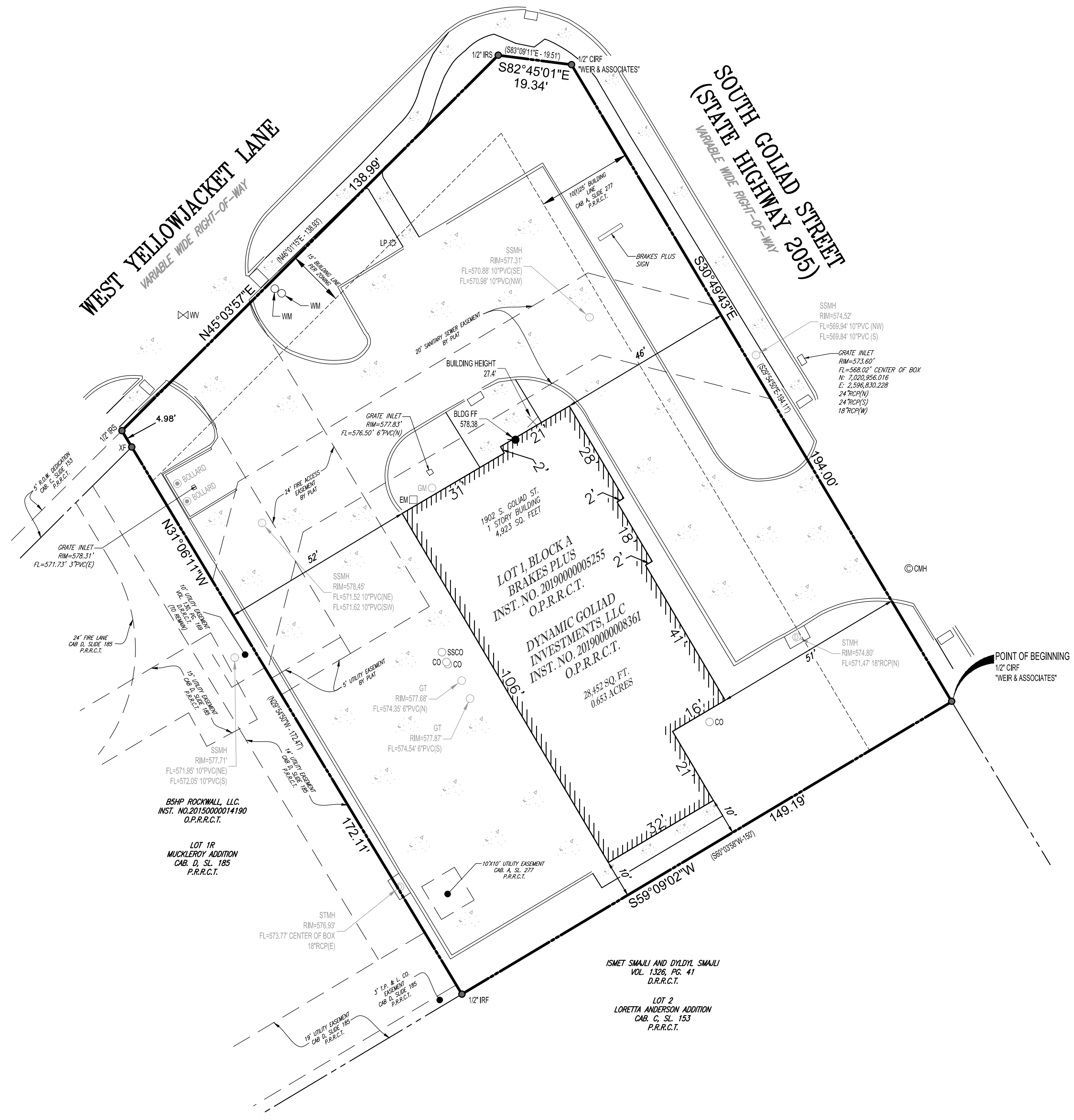


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LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION:

Lot 1, Block A of BRAKES PLUS, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded under Instrument No. 20190000005255 of the Official Public Records of Rockwall County, Texas.

EASEMENT NOTES:

Reference: Fidelity National Title Insurance Company, effective date November 20, 2019, and issued December 13, 2019, Commitment No. 9001181900648.

Schedule B:

10(f) The building lines and easements, on the map of said tract/plat recorded in Cabinet A, Slide 277, Plat Records, Rockwall County, Texas, affects the subject tract as shown hereon.

GENERAL NOTES:

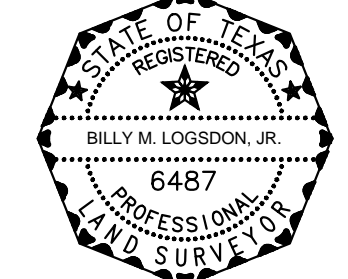
- Location of all underground utilities are approximate, source information from record documents listed in title commitment from Fidelity National Title Insurance Company, effective date November 20, 2019, and issued December 13, 2019, Commitment No. 9001181900648 has been combined with observed evidence of utilities at the time of this survey to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83, and referenced to city of Rockwall Geodetic Monuments.
- Zoning: GR (General Retail)
building setbacks
front (Yellow Jacket Lane) 15'
front (Goliad Street) 25'
interior (S.E. side) 0'
interior (S.W. side) 0'
height 30' maximum
- All zoning information is per City of Rockwall zoning ordinance and must be verified prior to use or reliance upon same, to confirm the zoning information represents and depicts the then-current site specific information. Should there be any change in use, setback(s) and/or set back requirements, zoning classification and/or any other change or variation from the conditions recorded herein, the client must verify compliance with the use, set back, zoning classification and/or ordinance, regulation or legal requirement, prior to using or relying upon the findings recorded herein, or referencing same as related to the property, project and/or development.
- Property has direct access to Yellowjacket Lane along its northwestern boundary and direct access to Goliad Street (State Highway 205) along its northeastern boundary.
- This survey has been prepared for the sole purpose of the transaction described in the referenced title commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.
- The subject property has visible signs of recent earth work, building construction, or building additions at the time of the fieldwork being conducted.
- The number and type of parking was unable to be determined at the time of the fieldwork being conducted due to striping not located on the subject property.
- All plottable offsite easements are shown hereon on.

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CRF CAPPED IRON PIPE FOUND
- () ORIGINAL BOUNDARY CALL
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY
- PP POWER POLE
- LP LIGHT POLE
- GUY GUY WIRE
- EM ELECTRIC METER
- EB ELECTRIC BOX
- TSB TRAFFIC SIGNAL BOX
- TSL TRAFFIC SIGNAL LIGHT POST
- A/C AIR CONDITIONER
- TMH TELECOM MANHOLE
- TPED TELECOM PEDESTAL
- GLM GAS LINE MARKER
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- GT GREASE TRAP
- CI CURB INLET
- IG INLET GRATE
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT

TO: SHAKEEL CHAUGHTAI, MIAN REAL ESTATE HOLDINGS LLC, FUND III SERIES, DYNAMIC GOLIAD INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.		1	INVERTS ADDED	ASA	01-08-2020
		No.	DESCRIPTION OF REVISION	BY:	DATE
ALTA/NSPS LAND TITLE SURVEY					
MIAN REAL ESTATE HOLDINGS LLC		8660 THOMAS CHARLES LANE HICKORY HILLS, IL 60457 708-728-1624			
FILE NO. TS195043	BOHLER		6017 MAIN STREET FRESNO, TEXAS 75034 409.458.7300 www.bohlerengineering.com		
DATE 12/19/19	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES				
FIELD DATE 12/13/19	CHIEF DM	DRAWN ASA	REVIEWED BL	APPROVED BL	SCALE 1" = 20' DWG. NO. 1 OF 1

BILLY M LOGSDON, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6487
JANUARY 08, 2020



THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFRANVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.