

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE J.H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT B, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT No. 2018000021911, OFFICIAL RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT B, AND THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT B AS FOLLOWS:

- (1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
(2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 103°54' AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MIER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
(3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 142°5'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
(4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 802.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'09" E, 21.08 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT B AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
(5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°33'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT B;

THENCE S 141°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT B, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT B AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK A, LAKESHORE COMMONS ADDITION RECORDED IN INSTRUMENT No. 2017000015245, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT B AND THE NORTH LINE OF SAID LOT 3 AS FOLLOWS:

- (1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;
(2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
(3) S 42°07'52" W, 17.78 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
(4) N 72°06'04" W, 46.17 FEET TO AN "X" CUT FOUND;

(5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 1, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AN "X" CUT FOUND IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT B;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT B AS FOLLOWS:

- (1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
(2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;
(3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

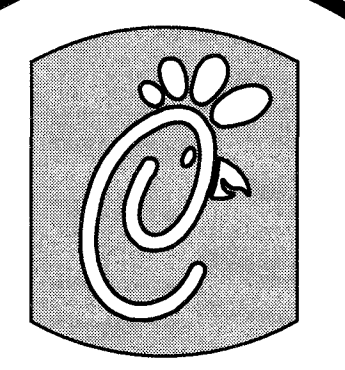
- 1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 483700030L, MAP REVISED SEPTEMBER 26, 2008, A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE "AE", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD - BASE ELEVATIONS DETERMINED." ACCORDING TO LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (LOMA) CASE No. 17-06-0554A, DATED DECEMBER 21, 2016, THE SUBJECT TRACT HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA (SFHA).
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF No. 3715001366, EFFECTIVE DATE NOVEMBER 25, 2016, ISSUED DATE DECEMBER 4, 2016.
6. THE SUBJECT TRACT CONTAINS ZERO STRIPED PARKING SPACES.
7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 03897, DATED MARCH 2, 2016, THE SUBJECT TRACT IS ZONED "RD-65", PLANNED DEVELOPMENT WITH "GR", GENERAL RETAIL BASE ZONING, AND STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.
8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
9. AT THE TIME OF THE SURVEY, THERE WAS EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE FIBER OPTIC VAULT ON THE EAST SIDE OF THE SUBJECT TRACT WAS UNDER CONSTRUCTION AND IS SHOWN HEREON.
10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
12. THE SUBJECT TRACT ABUTS NORTH GOLIAD STREET ALONG THE EAST LINE AND NORTH LAKESHORE DRIVE ALONG THE NORTH LINE.
13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

TITLE NOTES

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF No. 3715001366, EFFECTIVE DATE NOVEMBER 25, 2016, ISSUED DATE DECEMBER 4, 2016.
1. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED AS PARCEL 5 IN TRACT II OF EXHIBIT A OF THE DECLARATION OF COVENANTS FOR THE COMMON AREA OF NORTH LAKESHORE VALLEY RECORDED IN VOL. 5288, PG. 42, D.R.R.C.T. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, O.P.R.R.C.T., AND THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED IN INSTRUMENT No. 2018000011380, O.P.R.R.C.T., AND THE AND AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED IN INSTRUMENT No. 2018000018088, O.P.R.R.C.T.
10a. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED AS PARCEL 5 IN TRACT II OF EXHIBIT A OF THE DECLARATION OF COVENANTS FOR THE COMMON AREA OF NORTH LAKESHORE VALLEY RECORDED IN VOL. 5288, PG. 42, D.R.R.C.T.
10b. THE EASEMENT RECORDED IN VOL. 81, PG. 97, D.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10c. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 26, PG. 606, D.R.R.C.T.
10d. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 102, PG. 708, D.R.R.C.T.
10e. THE EASEMENT RECORDED IN VOL. 2583, PG. 37, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.
10f. THE EASEMENT RECORDED IN VOL. 2817, PG. 70, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.
10g. THE SLOPE EASEMENT TRACT 2 RECORDED IN VOL. 3828, PG. 31, D.R.R.C.T., IS LOCATED ON THE SUBJECT AND IS SHOWN HEREON.
10h. THE EASEMENT RECORDED IN VOL. 3828, PG. 49, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.
10i. THE 15' BUILDING LINE, 25' FOOD BUILDING LINE, 10' UTILITY EASEMENT, VARIABLE WIDTH UTILITY EASEMENT, DETENTION AND DRAINAGE EASEMENT, VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENTS, AND THE FIRELANE, PUBLIC ACCESS UTILITY, DETENTION AND DRAINAGE EASEMENT SHOWN ON THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, O.P.R.R.C.T., ARE LOCATED ON THE SUBJECT TRACT, AND ARE SHOWN HEREON.
10j. THE EASEMENT RECORDED IN INSTRUMENT No. 2017000012674, O.P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.
10k. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE PLAT RECORDED IN VOLUME J, PAGE 185, P.R.R.C.T., AND THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED IN INSTRUMENT No. 2018000011380, O.P.R.R.C.T., AND THE AND AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED IN INSTRUMENT No. 2018000018088, O.P.R.R.C.T. THE ACCESS EASEMENT AREA SHOWN IN EXHIBIT "B" IS SHOWN HEREON.

CITY AND UTILITY PROVIDERS (SEE NOTE 7)

- 1) PLANNING DEPARTMENT: City of Rockwall Planning & Zoning Department, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Mr. Ryan Miller, Phone: 972-772-6441
2) ZONING DEPARTMENT: City of Rockwall Planning & Zoning Department, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Mr. Ryan Miller, Phone: 972-772-6441
3) SONS: City of Rockwall Building Department, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Mr. John Antrim, Phone: 972-772-6774
4) BUILDING DEPARTMENT: City of Rockwall Building Department, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Mr. John Antrim, Phone: 972-772-6774
5) FIRE MARSHAL: City of Rockwall Fire Marshal's Office, Address: 305 E. Boydston, Rockwall, TX 75087, Contact: Mr. Brian Patrick, Phone: (972) 771-7770
6) PLUMBING: City of Rockwall Building Department, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Mr. John Antrim, Phone: 972-772-6774
7) HEALTH DEPARTMENT: KRB Food Safety Systems, Address: Address not required, Contact: Ms. Kelly Kirkpatrick, Phone: 214-203-1202
8) TRAFFIC ENGINEERING: City of Rockwall Public Works, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Ms. Amy Williams, Phone: 972-771-7746
9) SITE UTILITIES: City of Rockwall Public Works, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Ms. Amy Williams, Phone: 972-771-7746
10) WATER: City of Rockwall Public Works, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Ms. Amy Williams, Phone: 972-771-7746
11) STORM DRAINAGE: City of Rockwall Public Works, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Ms. Amy Williams, Phone: 972-771-7746
12) EROSION CONTROL: City of Rockwall Public Works, Address: 385 S Goliad Street, Rockwall, TX 75087, Contact: Ms. Amy Williams, Phone: 972-771-7746
13) GAS UTILITY: Atmos Energy, Address: No address needed, Contact: Ms. Dinah Wood, Phone: 972-485-8277
14) ELECTRIC: Onor, Address: No address needed, Contact: Mr. Phillip Dickerson, Phone: (972) 551-6712
15) TELEPHONE: ATT (Telephone), Address: 2702 Wesley Street, Greenville, TX 75401, Contact: Mr. Scott Ulrich, Phone: (409) 685-7861
16) LANDLORD/DEVELOPER: BT Investments, LLC, Address: 10210 N. Central Expressway, Suite 300, Dallas, TX 75238, Contact: Mr. Worth Williams, Phone: (214) 415-9983



Chick-fil-A

5200 Buffington Rd. Atlanta Georgia, 30349-2998

Revisions:

Mark Date By: 01/03/19 MTJ

10g, 10h, 10j TITLE NOTES

Mark Date By

Mark Date By

LOT B, BLOCK A LAKESHORE COMMONS CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

Preliminary, 80% Submittal, For Construction

Job No.: 17144, Store: #03897, Date: 1/3/2019, Drawn By: MTJ, Checked By: GAM

Sheet

CA-1.2

ZONING INFORMATION: THE SUBJECT TRACT IS CURRENTLY ZONED "PD-65" PLANNED DEVELOPMENT WITH "GR" GENERAL RETAIL BASE ZONING AND STATE HIGHWAY 205 OVERLAY. ADJACENT PROPERTIES ARE ZONED: Front (East): PD-65 Hwy. 205, Left Side (South): PD-65 Undeveloped Lot, Right Side (North): PD-65 N. Lakeshore Dr., Rear (South): PD-65 Undeveloped Lot. MINIMUM SITE SIZE: 6,000 SQ. FT., MINIMUM FRONTAGE: 60 FEET, MINIMUM SITE DEPTH: 100 FEET, MAXIMUM BUILDING SIZE FOR ANT STRUCTURE WITHIN 205 FEET OF S.H. 205: 20,000 SQ. FT. LANDSCAPE SETBACKS ARE: Front (Hwy. 205): 20', Left Side: 0', Right Side: 10', Rear: 0'. BUILDING SETBACKS ARE: Front (Hwy. 205): 15', Front (Lakeshore Drive): 15', Side (South): 10', Side (West): 10'. THE PARKING FORMULA FOR MINIMUM REQUIREMENTS: one (1) space per each 100 square feet of gross floor area. POLE SIGNS ARE NOT PERMITTED.

SURVEYOR'S STATEMENT: TO CHICK-FIL-A, INC. A GEORGIA CORPORATION, MOORE WORTH INVESTMENTS LLC, AND CHICAGO 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 LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETE ON NOVEMBER 19TH, 2018. DATE OF PLAT OR MAP: 1/3/2019. GREGG A. E. MADSEN, R.P.L.S., STATE OF TEXAS No. 5798, E-MAIL: GreggM@WierAssociates.com



ALTA/NSPS LAND TITLE SURVEY

WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900