

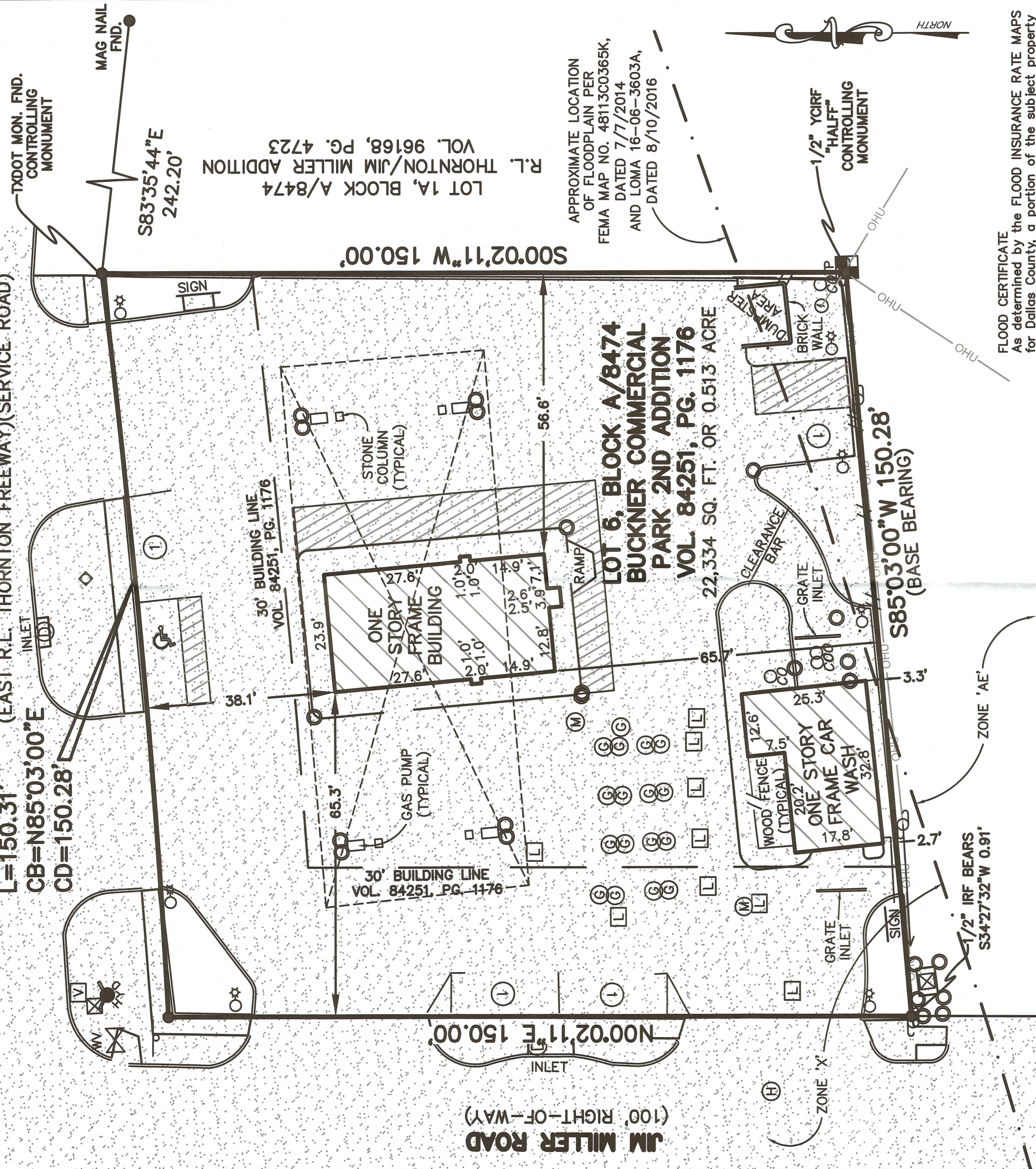
T I T L E S U R V E Y

TO THE LIENHOLDERS AND/OR OWNERS AND PURCHASERS OF THE PREMISES SURVEYED AND THE TITLE COMPANY:

This is to certify that I have, this date, made an on the ground survey of the property located on 8200 E. RL Thornton Freeway in the City of Dallas, Texas, described as follows:  
 Lot 6, Block A/8474, Buckner Commercial Park 2nd Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84251, Page 1176, of the Official Public Records of Dallas County, Texas.

**D=03°44'00"**  
**R=2306.83'**  
**L=150.31'**  
**CB=N85°03'00"E**  
**CD=150.28'**

**INTERSTATE HIGHWAY NO. 30 EAST BOUND**  
 (EAST R.L. THORNTON FREEWAY)(SERVICE ROAD)



NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (South 85 deg. 03 min. 00 sec. West) of Lot 6, Block A/8474, Buckner Commercial Park 2nd Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84251, Page 1176, of the Official Public Records of Dallas County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

LEGEND

○*	LIGHT POLE	⊙	POWER POLE
■	CONCRETE	<	DOWN GUY
○	BOLLARD	⊙	S.S. MANHOLE
⊞	COVERED AREA	⊞	CLEAN OUT
⊙	SIGN	⊙	FIRE HYDRANT
⊙	ELECTRIC METER	⊙	WATER METER
⊞	TELEPHONE PEDESTAL	⊞	TRANSFORMER PAD
⊞	VAULT	⊞	SWB MANHOLE
⊞	MONITOR WELL	⊞	GAS WELL
⊞	METAL LID	⊞	HANDICAP SPACE

**FLOOD CERTIFICATE**  
 As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, a portion of 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. 48113C0365K and LOMA 16-06-3603A, dated 8/10/2016, subject lot is located in Zone 'X' & 'AE'.  
 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.

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated. There are no visible encroachments, conflicts, or prohibitions except as shown.

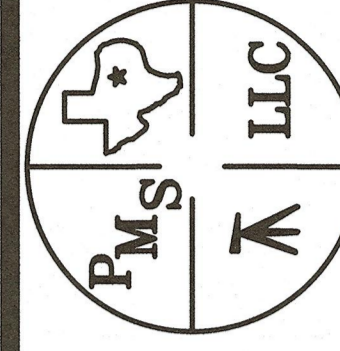
PRELIMINARY  
 DOCUMENT FOR  
 RECORD PURPOSES  
 2/21/2017

**PEISER & MANKIN SURVEYING, LLC**

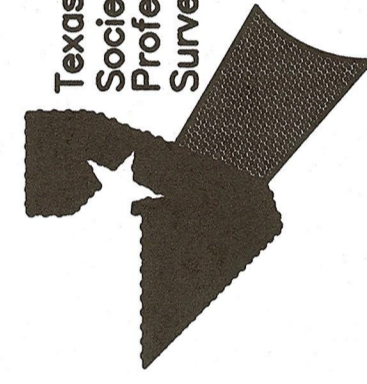
www.peisersurveying.com FIRM No. 100999-00  
 623 E. DALLAS ROAD  
 GRAPEVINE, TEXAS 76051  
 817-481-1806 (O)  
 817-481-1809 (F)  
 tmanin@peisersurveying.com

JOB NO.:	17-0115
DATE:	2/21/2017
FIELD DATE:	2/6/2017
SCALE:	1" = 30'
FIELD:	J.W.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

TIMOTHY R. MANKIN  
 Registered Professional Land Surveyor No. 6122



Texas Society of Professional Surveyors



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