

**LEGEND**

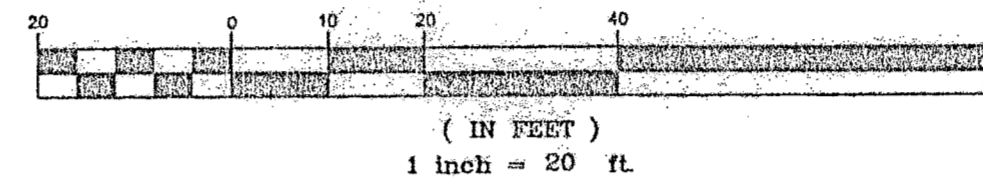
- ☐ GAS METER
- ☐ GAS VALVE
- ☐ TELEPHONE PEDESTAL
- ☐ POWER POLE
- ← DOWN GUY
- ⊙ SANITARY SEWER MAN HOLE
- ⊙ CLEAN OUT
- ☐ SIGN
- ☆ LIGHT POLE
- ◯ TREE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ☐ TRANSFORMER PAD
- ⊙ ELECTRIC METER
- ⊙ STORM DRAIN MAN HOLE
- X - TYPICAL FENCE
- ▣ CONCRETE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TRAFFIC SIGNAL POLE
- ⊗ SHRUB

LOT 3  
MARSH/BELTLINE SHOPPING CENTER  
VOL. 2000124, PG. 4596  
3711 BELT LINE ROAD  
TEXAS TACO CABANA, LP

LOT 2  
MARSH/BELTLINE SHOPPING CENTER  
VOL. 2000124, PG. 4596  
24,755 SQ. FT. OR 0.57 ACRES

3711 BELT LINE ROAD  
TEXAS TACO CABANA, LP  
LOT 3  
MARSH/BELTLINE SHOPPING CENTER  
VOL. 2000124, PG. 4596

**GRAPHIC SCALE**



**SURVEY PLAT**  
TO THE LIENHOLDERS AND/OR OWNERS AND PURCHASERS OF THE PREMISES SURVEYED AND LAWYERS TITLE INSURANCE CORPORATION:  
This is to certify that I have, this date, made an on the ground survey of the property located on 3701 Belt Line Road in the Town of Addison, Texas, described as follows:

BEING a tract of land situated in the T.L. Chenoweth Survey, Abstract No. 273, and also being all of Lot 2, MARSH/BELT LINE SHOPPING CENTER, an Addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 2000124, Page 4596, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a pk nail found for corner in the east right-of-way line of Marsh Lane (100' R.O.W.), said corner being N 00°07'01" W, a distance of 130.02 feet from a corner clip at the intersection of the north right-of-way line of Belt Line Road (100' R.O.W.), with the said east right-of-way line of Marsh Lane, said corner also being the northwest corner of Lot 2, of said Marsh/Belt Line Shopping Center Addition, and the most westerly southwest corner of Lot 3, of said Addition;

THENCE S 89°49'34" E, departing the said east right-of-way line of Marsh Lane, and along the south line of said Lot 3, a distance of 171.07 feet to a 5/8 inch iron rod found for corner, said point being the northeast corner of said Lot 2;

THENCE S 00°06'34" E, along the east line of said Lot 2, a distance of 145.44 feet to a "X" cut found for corner, said point being in the north right-of-way line of said Belt Line Road;

THENCE N 89°49'34" W, along the said north right-of-way line of Belt Line Road, a distance of 154.99 feet to a 5/8 inch iron rod found for corner;

THENCE N 46°06'57" W, departing the said north right-of-way line of Belt Line Road, a distance of 22.32 feet to a 5/8 inch iron rod found for corner in the said east right-of-way line of Marsh Lane, and in the west line of said Lot 2;

THENCE N 00°07'01" W, along the said east right-of-way line of Marsh Lane, a distance of 130.02 feet to the POINT OF BEGINNING and containing 24,754 square feet or 0.57 acre of computed land.

**NOTES CORRESPONDING TO SCHEDULE "B"**

10a. The following matters affecting the subject property as shown on the plat recorded in Volume 2000124, Page 4596, of the Map Records of Dallas County, Texas:

A variable width sanitary sewer easement along the west property line. (Plotted on survey)

A variable width drainage and utility easement along the south property line. (Plotted on survey)

10b. Terms, provisions, easements and conditions contained in Mutual Easement Agreement by deed recorded in Volume 94184, Page 3295, of the Deed Records of Dallas County, Texas. (Does not affect the subject property)

10c. Terms, provisions, easements and conditions contained in Reciprocal Shopping Center Easement Agreement by deed recorded in Volume 98032, Page 3997, of the Deed Records of Dallas County, Texas. (Does not affect the subject property)

10d. Terms, provisions, easements and conditions contained in Lease Agreement by deed recorded in Volume 98240, Page 03281, of the Deed Records of Dallas County, Texas. (Does not affect the subject property)

10e. Property is subject to Reciprocal Easement Agreement by deed recorded in Volume 2003226, Page 7880, of the Deed Records of Dallas County, Texas. (No legal description)

**NOTES:**

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. Basis of Bearing - Subject Plat
4. Benchmark - Square cut on the centerline of an inlet at the intersection of Marsh Lane and Belt Line Road. Elevation is 585.21.

This survey was performed in connection with the transaction described in OF No. TH04-302387 of Lawyers Title Insurance Corporation. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100-Year Flood), Map date 08/23/2001, Community Panel No. 48013C0180J, subject lot is located in Zone "X".

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 are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.

*Hugh E. Peiser*  
Hugh E. Peiser  
Registered Professional Land Surveyor No. 3688

JOB NO.: P-348B	<b>PEISER SURVEYING CO.</b> www.peisersurveying.com		
DATE: 10/15/2004	801 ENTERPRISE DRIVE FLOWER MOUND, TEXAS 75028	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
SCALE: 1" = 20'			
DRAWN BY: R.R.M.	972-724-5776 (O) 972-724-5779 (F)	Member Since 1977	

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