



LEGAL DESCRIPTION
Being 3.133 acres (136,464 sq. ft.) of land situated in the D. Myers Survey, Abstract Number 923, Dallas County, Texas, and being all of Lot 2, Block 1, Belt Line/Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Instrument Number 200100100113, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) as conveyed to Mesquite Creek Development, Inc. by deed recorded in Volume 2002029, Page 11119, Deed Records, Dallas County, Texas (D.R.D.C.T.) and all of that tract of land conveyed to Gingercrest, Inc. by deed recorded in Instrument Number 201200358777 (O.P.R.D.C.T.). Said 3.133 acre tract of land bearings are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone and is more particularly described by metes and bounds as follows:

BEARING BASIS
ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202).
SURVEYOR'S NOTES
1. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY EXCEPT AS SHOWN
2. NO PARKING LOTS, BILLBOARDS, SIGNS, OR OTHER SUBSTANTIAL FEATURES EXIST ON PROPERTY EXCEPT AS SHOWN.
3. SURVEYED PROPERTY HAS DIRECT ACCESS TO ARAPAHO ROAD A PUBLIC STREET OR HIGHWAY
4. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2017
5. MARSH LANE HAS A SPEED LIMIT SIGN OF 40 MILES PER HOUR AT OR NEAR PROJECT LOCATION
6. ARAPAHO ROAD HAS A SPEED LIMIT SIGN OF 40 MILES PER HOUR AT OR NEAR PROJECT LOCATION
7. EASEMENT RESEARCH LIMITED TO ONLY THOSE EASEMENTS AND RESTRICTIONS AS PROVIDED IN REFERENCE TO TITLE POLICY GF. NO. FTDAL12-F70000039522 AND AS SHOWN ON BELT LINE/MARSH BUSINESS PARK, AN ADDITION TO THE CITY OF ADDISON BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2010100113, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LEGEND
(CM) CONTROLLING MONUMENT
1/2" IRON ROD W/RED CAP STAMPED "ONEAL 6570" SET (UNLESS NOTED)
MONUMENT FOUND (AS NOTED)
P.K. NAIL FOUND WITH WASHER STAMPED "BHB" FOUND
POWDER POLE
LIGHT POLE
GAS METER
FIRE HYDRANT
WATER METER
WATER VALVE
CLEANOUT
BOLLARD POST
STORM MAN HOLE
SANITARY MAN HOLE
SIGN MONITOR WELL
FUEL TANK FILL PIPE LID
TELEPHONE PEDESTAL
TRAFFIC CONTROL BOX (UNLESS NOTED)
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
GAS UNDERGROUND GAS LINE (APPROX.)
WATERLINE (APPROX.)
UNDERGROUND ATT FIBER LINE (APPROX.)
BOUNDARY LINE
ADJOINER/R.O.W. LINE
RECORD BEARING & DISTANCE
OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
MAG NAIL SET

(1)North 11 Degrees 46 Minutes 02 Seconds East, along the west line of the above mentioned Lot 1, Block 1 and the common east line of the above mentioned Town of Addison tract, a distance of 12.00 feet to a 1/2" iron rod found at the southeast corner of the above mentioned Gingercrest, Inc. tract, same being the northeast corner of said Town of Addison tract for the POINT OF BEGINNING of the herein described 3.133 acre tract;
THENCE along the south line of said Gingercrest, Inc. tract and the above mentioned Lot 2, Block 1, same being the common north line of said Town of Addison tract, the following four (4) courses and distances:

(3)North 78 Degrees 09 Minutes 59 Seconds West, at a distance of 234.29 feet pass a 5/8" iron rod with yellow cap stamped "BHB" found at the southwest corner of said Gingercrest, Inc. tract, same being the southeast corner of said Lot 2, Block 1, and continuing for a total distance of 256.69 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 542.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 76.65 feet;
(2)Northwesterly, along the above mentioned tangent curve to the left, an arc length of 76.72 feet to a p.k. nail found at the beginning of a reverse curve to the right having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 458.00 feet and a long chord that bears North 02 Degrees 13 Minutes 16 Seconds West for a distance of 64.77 feet;
(3)Northwesterly, along the above mentioned reverse curve to the right, an arc length of 64.83 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set;
(4)North 78 Degrees 09 Minutes 59 Seconds West, a distance of 112.63 feet to a mag nail set at the south end of a corner clip for right-of-way dedication to City of Addison as shown on the above mentioned Belt Line/Marsh Business Park addition (Inst. No. 200100100113), same being the most southerly southwest corner of said Lot 2, Block 1;

THENCE North 24 Degrees 03 Minutes 39 Seconds West, a distance of 21.96 feet to a mag nail set at the north end of the above mentioned corner clip, same being the most northerly southwest corner of said Lot 2, Block 1 and being in the east right-of-way line of Marsh Lane and being at the beginning of a non-tangent curve to the left having a delta angle of 5 Degrees 12 Minutes 27 Seconds, a radius of 1323.24 feet and a long chord that bears North 29 Degrees 06 Minutes 06 Seconds East, a distance of 74.06 feet

THENCE along the above mentioned east right-of-way line of Marsh Lane and the common west line of said Lot 2, Block 1, the following five (5) courses and distances:

(1)Northwesterly, along the above mentioned non-tangent curve to the left, an arc length of 74.07 feet to a 5/8" iron rod with yellow cap stamped "BHB" found at the beginning of a non-tangent curve to the right having a delta angle of 16 Degrees 26 Minutes 38 Seconds East, a radius of 50.00 feet and a long chord that bears North 35 Degrees 43 Minutes 06 Seconds East for a distance of 14.30 feet;
(2)Northwesterly, along the above mentioned non-tangent curve to the right, an arc length of 14.35 feet to a p.k. nail with washer stamped "BHB" found;
(3)North 43 Degrees 56 Minutes 25 Seconds East, a distance of 11.66 feet to a p.k. nail with washer stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 18 Degrees 31 Minutes 31 Seconds, a radius of 50.00 feet and a long chord that bears North 34 Degrees 50 Minutes 09 Seconds East for a distance of 15.93 feet;
(4)Northwesterly, along the above mentioned tangent curve to the left, an arc length of 15.89 feet to a 5/8" iron rod with yellow cap stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 4 Degrees 40 Minutes 24 Seconds, a radius of 1323.24 feet and a long chord that bears North 29 Degrees 06 Minutes 06 Seconds East for a distance of 108.55 feet;
(5)Northwesterly, along the above mentioned tangent curve to the left, an arc length of 108.58 feet to a 5/8" iron rod found at the northwest corner of said Lot 2, Block 1 and the southwest corner of the Pfluger Addition, an addition to the City of Addison by plat thereof recorded in Volume 94176, Page 1050, (D.R.D.C.T.);
THENCE South 78 Degrees 09 Minutes 59 Seconds East, a distance of 227.43 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set in the west line of the above mentioned Gingercrest, Inc. tract and being at the northeast corner of said Lot 2, Block 1 and the southeast corner of the above mentioned Pfluger Addition, from which a 5/8" iron rod with yellow cap stamped "BHB" found bears North 54 Degrees 32 Minutes 40 Seconds West, a distance of 0.71 feet;
THENCE North 11 Degrees 56 Minutes 01 Seconds East, a distance of 110.29 feet to a 5/8" iron rod found (bent) in the south line of the St. Louis & Southwestern Railroad (100' right-of-way) at the northeast corner of said Pfluger Addition and the northwest corner of said Gingercrest, Inc. tract;
THENCE South 78 Degrees 14 Minutes 57 Seconds East, along the south line of said St. Louis & Southwestern Railroad right-of-way, a distance of 233.32 feet to a 1/2" iron rod found at the northeast corner of said Gingercrest, Inc., same being the northeast corner of the above mentioned Lot 1, Block 1 Belt Line - Marsh Business Park (Vol. 83042, Page 425);
THENCE South 11 Degrees 46 Minutes 02 Seconds West, along the west line of said Lot 1, Block 1 Belt Line - Marsh Business Park and the common east line of said Gingercrest, Inc. tract, a distance of 333.01 feet to the POINT OF BEGINNING and containing 3.133 acres (136,464 square feet) of land, more or less.

SCHEDULE B ITEMS FROM TITLE COMMITMENT GF. NO. FTDAL12-F70000039522

1-100. Intentionally omitted by surveyor
10e. Easement granted by J. E. Bush to City of Dallas, file 03/29/1960, recorded in Volume 5306, Page 329, Deed Records of Dallas County, Texas. Lies inside surveyed property as shown
10f. Easement granted by Bellline/Marsh, Ltd. to Texas Power & Light Company, file 01/09/1980, recorded in Volume 80006, Page 717, Deed Records of Dallas County, Texas. Lies inside surveyed property as shown
10g. Terms, provisions and conditions of Agreement dated 11/15/2000, executed by and between A Lee Pfluger Children's Trust and Mesquite Creek Development, Inc., filed 11/27/2000, recorded in Volume 2000229, Page 1130, Real Property Records, Dallas County, Texas. No comment, not a matter of survey.
10h. Easement granted by J. E. Bush to the Texas Power & Light Company, file 02/28/1952, recorded in Volume 3632, Page 329, Deed Records, Dallas County, Texas. Unable to locate, vague and ambiguous easement description in referenced document.
10i. Terms, provisions and conditions, and lien, contained in Reservations, Restrictions, and Covenants executed by Bellline-Marsh, Ltd. dated 04/22/1978, recorded in Volume 78081, Page 150, Deed Records, Dallas County, Texas. Describes subject property, blanket in nature.
10j. Easements as set forth in Right-of-Way Dedication executed by Addison Lee Pfluger and Town of Addison, dated 06/23/1994, recorded in Volume 94138, Page 4334, Deed Records, Dallas County, Texas. Lies outside but adjacent to surveyed property as shown.

SURVEYOR'S CERTIFICATE

TO:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 5, 6(g), 7(a), 8, 9, 11, 13, 16 and 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2017.

RELEASED FOR REVIEW ONLY, SEPTEMBER 17, 2017, IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18(c), 29 T.A.C. 663.18(c) THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE SIGNED OR SEALED.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

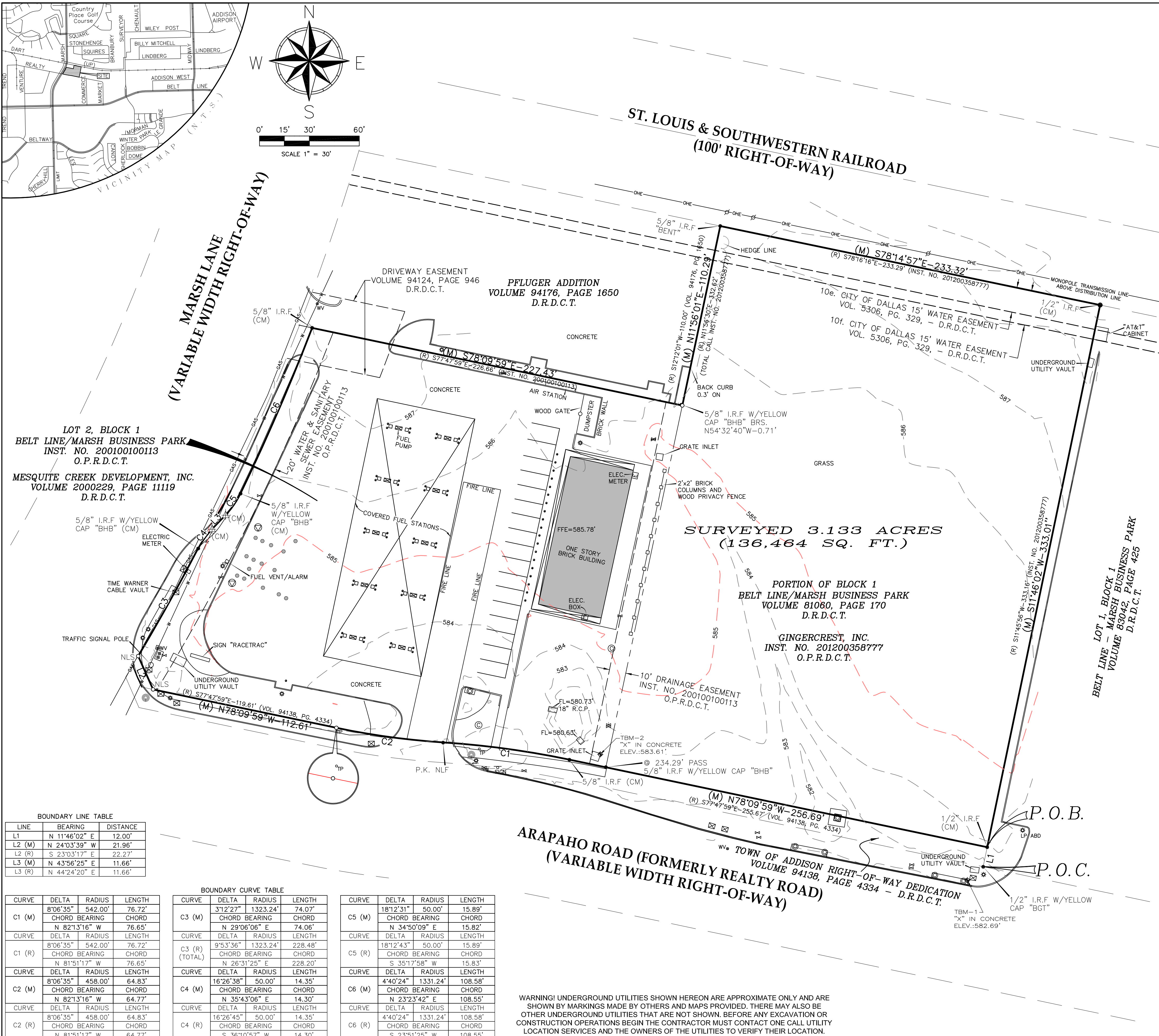
BY: DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570
daniel.oneal@onealsurveying.com

O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

Table with 2 columns: REVISIONS, and empty rows for recording revisions.

ALTA/NSPS LAND TITLE SURVEY SHOWING 3.133 ACRES IN THE D. MYERS SURVEY, ABSTRACT NUMBER 923 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Prepared for: RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BLVD., SUITE NO. 100 ATLANTA, GEORGIA 30339 (770) 431-7600
PROJECT NO. 17067.00
DRAWN BY: DCO
CHECKED BY: DCO
SCALE: 1"=30'
DATE: SEPTEMBER 21, 2017
SHEET NO. 1 of 1



BOUNDARY LINE TABLE
Table with 3 columns: LINE, BEARING, DISTANCE
L1 N 11°46'02" E 12.00'
L2 (M) N 24°03'39" W 21.96'
L2 (R) S 23°03'17" E 22.27'
L3 (M) N 43°56'25" E 11.66'
L3 (R) N 44°24'20" E 11.66'

BOUNDARY CURVE TABLE
Table with 4 columns: CURVE, DELTA, RADIUS, LENGTH
C1 (M) 8°06'35" 542.00' 76.72'
C1 (R) 8°06'35" 542.00' 76.72'
C2 (M) 8°06'35" 458.00' 64.83'
C2 (R) 8°06'35" 458.00' 64.83'

Table with 4 columns: CURVE, DELTA, RADIUS, LENGTH
C3 (M) 31°27'21" 1323.24' 74.07'
C3 (R) 9°53'36" 1323.24' 228.48'
C4 (M) 16°26'38" 50.00' 14.35'
C4 (R) 16°26'45" 50.00' 14.35'

Table with 4 columns: CURVE, DELTA, RADIUS, LENGTH
C5 (M) 18°12'31" 50.00' 15.89'
C5 (R) 18°12'43" 50.00' 15.89'
C6 (M) 4°40'24" 1331.24' 108.58'
C6 (R) 4°40'24" 1331.24' 108.58'

BENCHMARKS AND VERTICAL DATUM
BENCHMARK NO. 1 - "X" CUT IN CONCRETE STORM INLET ON NORTH SIDE OF ARAPAHO ROAD APPROXIMATELY 575' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.:582.89'
BENCHMARK NO. 2 - "X" CUT IN CONCRETE GRATE INLET APPROXIMATELY 360' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.:583.61'
ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.

PROPERTY ADDRESS: 15196 MARSH LANE, ADDISON, TEXAS 75001
3801 REALTY ROAD, ADDISON, TEXAS 75001 (PER DALLAS CO. APPRAISAL)
ZONING
PROPERTY APPEARS TO LIE WITHIN ZONE "LR" AND ZONE "L-1" BASED ON ADDISON GIS MAP FOUND AT https://addison.texas.gov/portal/Map.aspx AND ACCESSED ON MONDAY, SEPTEMBER 25, 2017
SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER
HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY INSURER

FLOOD ZONE CLASSIFICATION
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48113C0180K, DATED JULY 7, 2014, THIS PROPERTY LIES WITHIN FLOOD ZONE X, DESCRIBED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EARTH MOVING STATEMENT
NO RECENT EARTH MOVING OBSERVED BY SURVEYOR
PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT
THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

UTILITIES NOTE:
THE FOLLOWING UTILITIES WERE SHOWN TO OPERATE IN THE AREA ACCORDING TO TEXAS811 LOCATE REQUEST TICKET NUMBER 1774930597
COMPANY
TIME WARNER CABLE (1TN)
TOWN OF ADDISON (ADD)
ATMOS MIDTX (ANO)
FRONTIER COMMUNICATIONS (GTX)
ONCOR ELECTRIC (IR4)
MCI (MCT)
CHARTER COMMUNICATIONS (MRC)
ATMOS MIDTX PIPELINE (PNO)
CENTURY LINK (QWE)
AT&T (TXN1)
SPRINT (USS)
EXPLORER PIPELINE COMPANY (XLB)

WARNING! UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.