

LOT 1, BLOCK 1
STEELWRIGHT ADDITION
CAB. B, SLIDE 310

LOT 1, BLOCK 1
KRAMER ADDITION
CAB. B, SLIDE 1038

SURVEY PLAT

TRACT 1:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1725 SOUTH MAIN STREET, in the city of KELLER, Texas, Lot No. 2, Block No. A of SPEEDWAY KELLER ADDITION an addition to the City of KELLER, TARRANT COUNTY, Texas, according to the MAP/PLAT recorded in CABINET A at SLIDE 11694 of the MAP/PLAT Records of TARRANT County, Texas.

TRACT 2:

Non-exclusive easement rights for the benefit of Tract 1, for pedestrian and vehicular ingress and egress to and from South Main Street and for utilities as granted and defined in Easement Agreement for Access and Utilities executed by and between Speedway Keller I, L.P., a Texas limited liability company, and James A. Thayer, Trustee, dated March 3, 2006, recorded in/under Instrument No. D206092133 of the Real Property Records of TARRANT County, Texas.

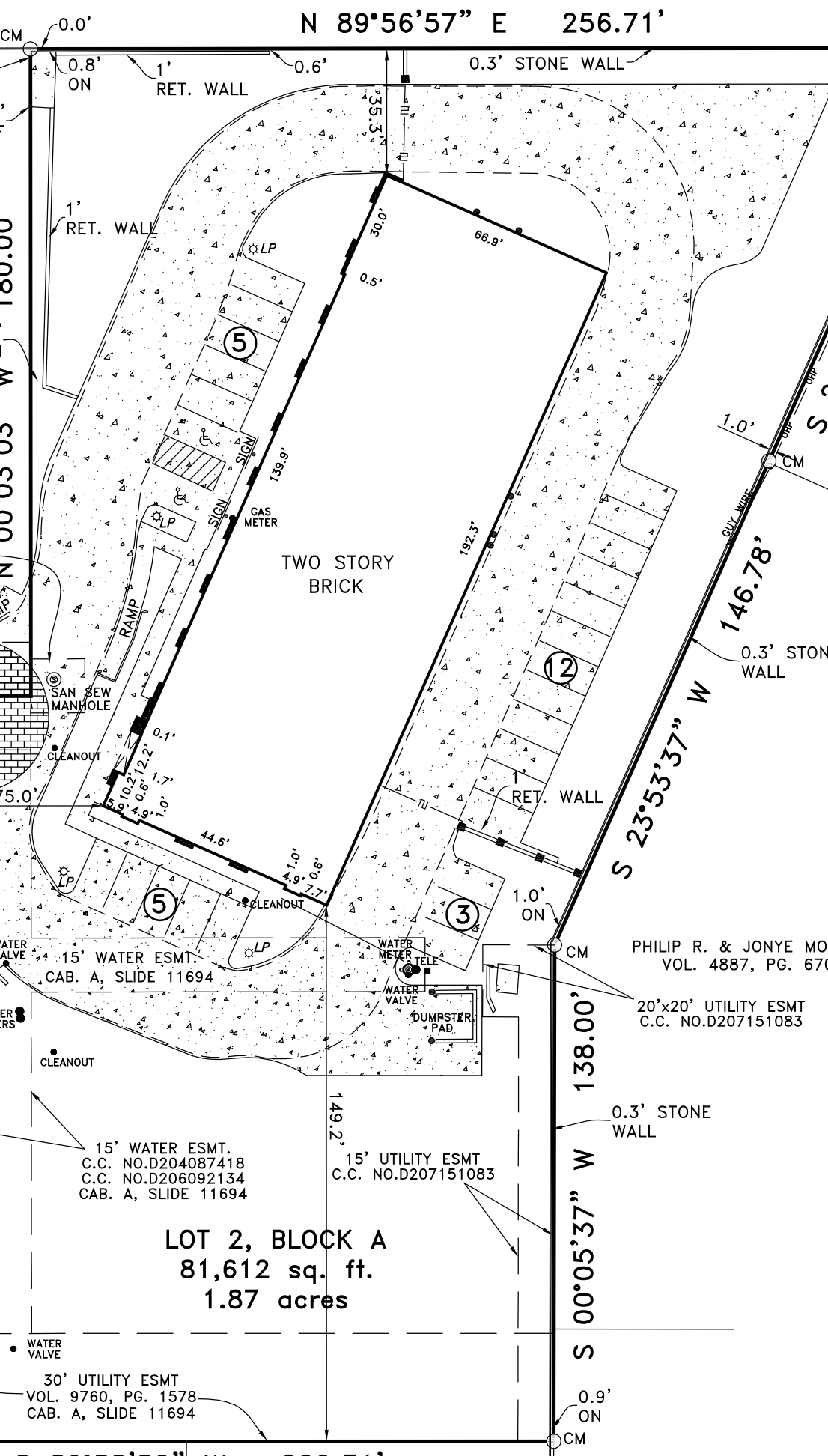
LOT 1, BLOCK A
SPEEDWAY KELLER ADDITION
CAB. A, SLIDE 8974

15' SANITARY SEWER ESMT.
C.C. NO. D204087419
C.C. NO. D206092134
CAB. A, SLIDE 11694

15' PUBLIC ACCESS &
UTILITY ESMT
CAB. A, SLIDE 8974

15' PUBLIC ACCESS &
UTILITY ESMT
C.C. NO. D204087417
C.C. NO. D206092133
C.C. NO. D206092134
CAB. A, SLIDE 11694

REMAINDER OF
SPEEDWAY KELLER 1, LLC
COUNTY CLERK'S FILE
NO. 03-456691



HAYNES FAMILY TRUST
VOL. 16234, PG. 107

PHILIP R. & JONYE MORRIS
VOL. 4887, PG. 670

20'x20' UTILITY ESMT
C.C. NO. D207151083

15' WATER ESMT.
C.C. NO. D204087418
C.C. NO. D206092134
CAB. A, SLIDE 11694

LOT 2, BLOCK A
81,612 sq. ft.
1.87 acres

15' UTILITY ESMT
C.C. NO. D207151083

30' UTILITY ESMT
VOL. 9760, PG. 1578
CAB. A, SLIDE 11694

DEBRA R. CARLSON
VOL. 15127, PG. 300

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by North American Title Company in connection with the transaction described in GF# 14766-11-00089. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Three S&W L.L.C., Prosper Bank and North American Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property South Main Street described in plat Cabinet A, Slide 11694, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0070 K pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Three S&W L.L.C., Prosper Bank and North American Title Company are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 23rd day of September, 2011

Bryan Connolly
Bryan Connolly

Registered Professional Land Surveyor No. 5513

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTE: According to the F.I.R.M. in Map No. 48439C0070K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
⊙	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊠	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
▨	ASPHALT PAVING
▩	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	BRICK COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
○	CHAIN LINK FENCE
○	WOOD FENCE
—x—x—	0.5' WIDE TYPICAL BARBED WIRE
— — —	IRON FENCE
— — —	PIPE FENCE
▭	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
▨	CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
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www.cbgsd.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	09/23/11	1102968-1	14766-11-00089	R.G.

TEXAS LAND TITLE SURVEY

LOT 2, BLOCK A OF SPEEDWAY KELLER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS
1725 SOUTH MAIN STREET

NOTE:
1) BEARINGS ARE BASED ON RECORDED PLAT AND ALL EASEMENTS ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
2) NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN: CAB. A, SL. 11694 AND VOL. 6966, PG. 1988