

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48113C0390K, COMMUNITY-PANEL NO. 485490, EFFECTIVE DATE: JULY 7, 2014. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" UNSHADED - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
- THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES. FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND, HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS; LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- THE PROPERTY SHOWN HEREON DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

NOTES REGARDING UTILITIES:

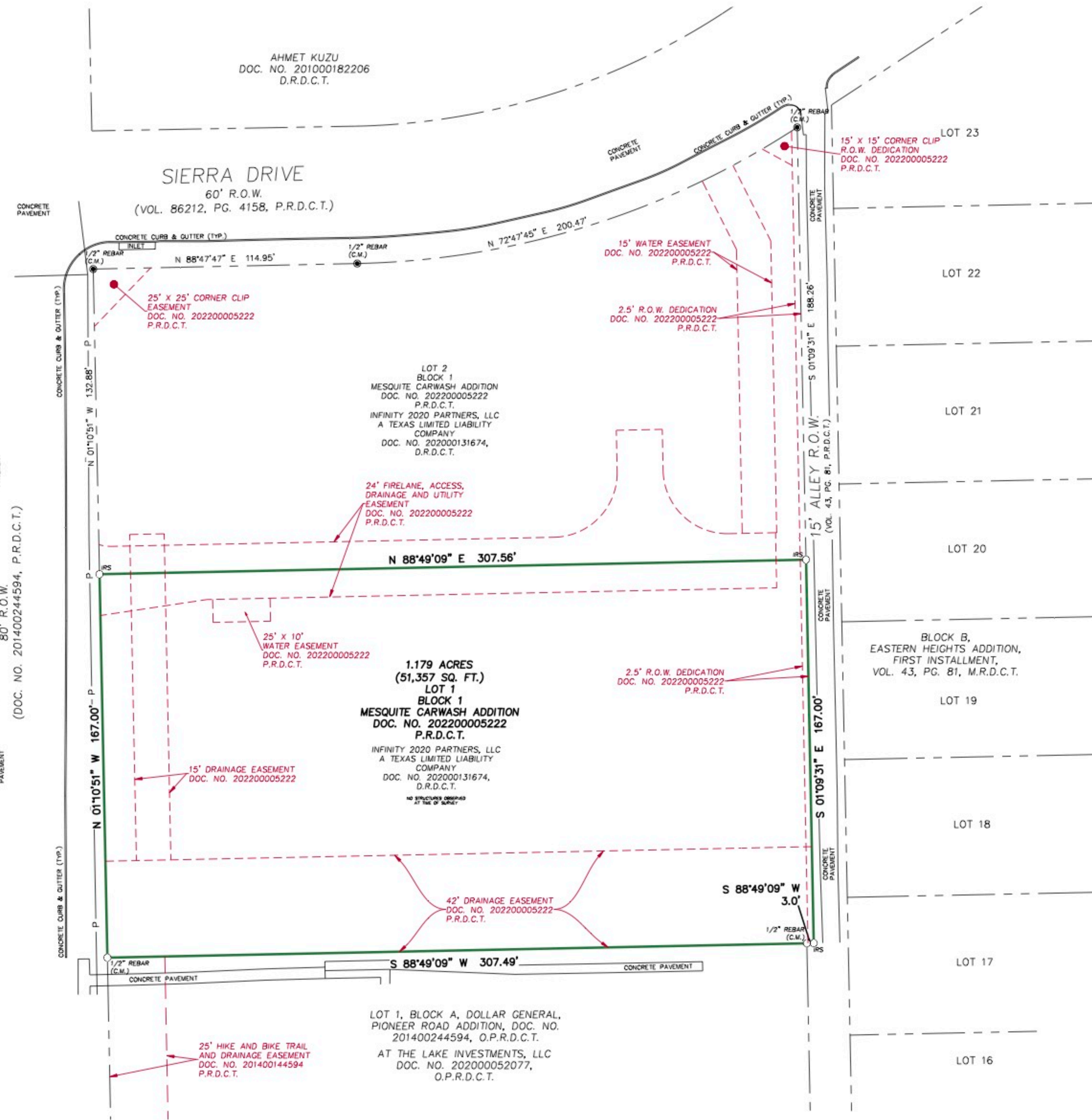
NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE-GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO - BOLLARD	PP/CT - POWER POLE W/CONDUIT	SAN - SANITARY SEWER
HC - HANDICAP	MP - METER POLE	STM - STORM SEWER
EM - ELECTRIC METER	SP - SERVICE POLE	CMP - CORRUGATED METAL PIPE
GM - GAS METER	GAC - GUY ANCHOR	CSP - CORRUGATED PLASTIC PIPE
GV - GAS VALVE	OP - OVERHEAD POWER LINE	ROP - REINFORCED CONCRETE PIPE
FH - FIRE HYDRANT	BF - BARBED WIRE FENCE	TEL - TELEPHONE
FD - FIRE DEPARTMENT CONNECTION	IF - IRON PIPE FENCE	SWBT - SOUTHWESTERN BELL TELEPHONE CO.
WM - WATER METER	WF - WOOD FENCE	WTR - WATER
WV - WATER VALVE	CF - CHAINLINK FENCE	UG - UNDERGROUND
ICV - IRRIGATION CONTROL VALVE	GP - GATE POST	FND - FOUND
GI - GRATE INLET	PP - PER PLANS	IP - IRON PIPE
GI - GRATE INLET	APPROX - APPROXIMATE	IR - IRON ROD
MANHOLE	HGBANK	NO. - NUMBER
CO - CLEANOUT	SI - SIGN	PG. - PAGE
TP - TELEPHONE PEDESTAL	PLM - PIPELINE MARKER	ROW - RIGHT-OF-WAY
CP - CABLE PEDESTAL	UCS - UNDERGROUND CABLE SIGN	SQ. FT. - SQUARE FEET
EB - ELECTRIC BOX	CTL - CATHODIC TEST LEAD	VOL. - VOLUME
TSB - TRAFFIC SIGNAL BOX	MW - MONITORING WELL	F.C. - FILM CODE
LP - LIGHT POLE	P - PIN FLAG/PIN MARK	BL - BUILDING LINE
TLP - TRAFFIC LIGHT POLE	TC - TOP OF CURB	UE - UTILITY EASEMENT
CS - CROUND/SPOT LIGHT	G - GUTTER	T - TREE/SHRUB
PP - POWER POLE	TC - TOP OF GRATE	CM - CONTROLLING MONUMENT
PP/T - POWER POLE W/TRANSFORMER	FL - FLOW LINE	IRS - 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET
PP/LT - POWER POLE W/LIGHT	HB - HIGHBANK	
D.R.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS	O.P.R.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	P.R.D.C.T. - PLAT RECORDS, DALLAS COUNTY, TEXAS



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II, STANDARD LAND SURVEY, AND THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000150630.

DATE OF PLAT OR MAP: JANUARY 21, 2022.

MARK N. PEOPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

PROPERTY DESCRIPTION:
BEING ALL OF LOT 1, BLOCK 1, MESQUITE CARWASH ADDITION, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN DOCUMENT NUMBER 202200005222, PLAT RECORDS, DALLAS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

CATEGORY 1B, CONDITION II LAND TITLE SURVEY OF
MESQUITE CARWASH ADDITION
LOT 1, BLOCK 1
BEING 1.179 ACRES
SITUATED IN THE W.J. LEWIS SURVEY
ABSTRACT NO. 812
MESQUITE, DALLAS COUNTY, TEXAS

FILED BY: B.H.	CHECKED BY: M.N.P.	JOB NO. D56472
DRAWN BY: R.M.	DATE: 1/12/2022	SHEET NO. 1 OF 1

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