GENERAL NOTES

1. IRF – Iron Rod Found
2. There are no observable evidence of cemeteries on site.
3. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
4. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
5. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
6. Property has direct access to and from dedicated Public rights-of-way known as W. Sam Rayburn Dr. (State Highway No. 56)(formerly U.S. Highway No. 82), as shown, maintained by the State of Texas.
7. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.
8. This survey was performed in connection with the transaction described in Policy by Fidelity National Title Insurance Company, Policy No. 4412204255, effective April 7, 2014 and Policy No. 4412204256, effective April 21, 2014. 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.
9. Subject property located at 1522 W. Sam Rayburn Highway Bonham, Texas.
10. No visible evidence of wetlands on subject property.
11. All improvements within offsite easements of which the surveyor has been advised, are shown hereon.

Current Owner: Eugene D. Knies, Mark D. Daniels & Robert D. Fry, recorded in Volume 911, Page 770, Deed Records, Fannin County, Texas, Property ID: 75906.

Current Owner: Eugene D. Knies & Marker B, L.P., recorded in Volume 1145, Page 88, Deed Records, Fannin County, Texas, Property ID: 75912.

Current Owner: Marker B, L.P., recorded in Volume 959, Page 626, Deed Records, Fannin County, Texas, Property ID: 75893.

Current Owner: Eugene Knies, Robert Fry and Mark Daniels, recorded in Volume 792, Page 70, Deed Records, Fannin County, Texas, Property ID: 75882.

Current Owner: Eugene D. Knies, Mark D. Daniels and Esteem Family Partnership No. Three, recorded in Volume 917, Page 40, Deed Records, Fannin County, Texas, Property ID: 75881.

VICINITY MAP

NOT TO SCALE

FLOOD NOTE

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and by graphic plotting only, this property is located in Zone "X" on Flood Insurance Rate Map Number 48147C0355C, which bears an effective date of 2/18/2011 and is not in a Special Flood Hazard Area. By reviewing flood maps provided by the National Flood Insurance Program we have learned this community does participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify the accuracy of the maps and/or to apply for a variance from the Federal Emergency Management Agency.

BASIS OF BEARINGS

Based on GPS observations and is on the Texas Coordinate System, North Central Zone, 4202, NAD 83 (CORS).

LAND AREA

666,859 square feet
or 15.309 acres

PARKING STALLS

0 regular striped parking spaces
0 handicap striped parking spaces
0 total striped parking spaces

LEGEND

	S.S. MANHOLE		GRAVEL
	LIGHT POLE		CONCRETE
	BOLLARD		COVERED AREA
	POWER POLE		SIGN
	DOWN GUY	//	ASPHALT
	CLEAN OUT	OHU	OVERHEAD UTILITY LINE
	ELECTRIC METER	IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND	CIRF	CAPPED IRON ROD FOUND
	WATER METER	IRS	IRON ROD SET
	A/C PAD		

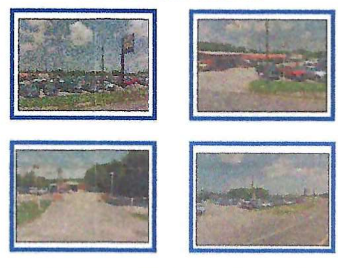
STATEMENT OF ENCROACHMENTS

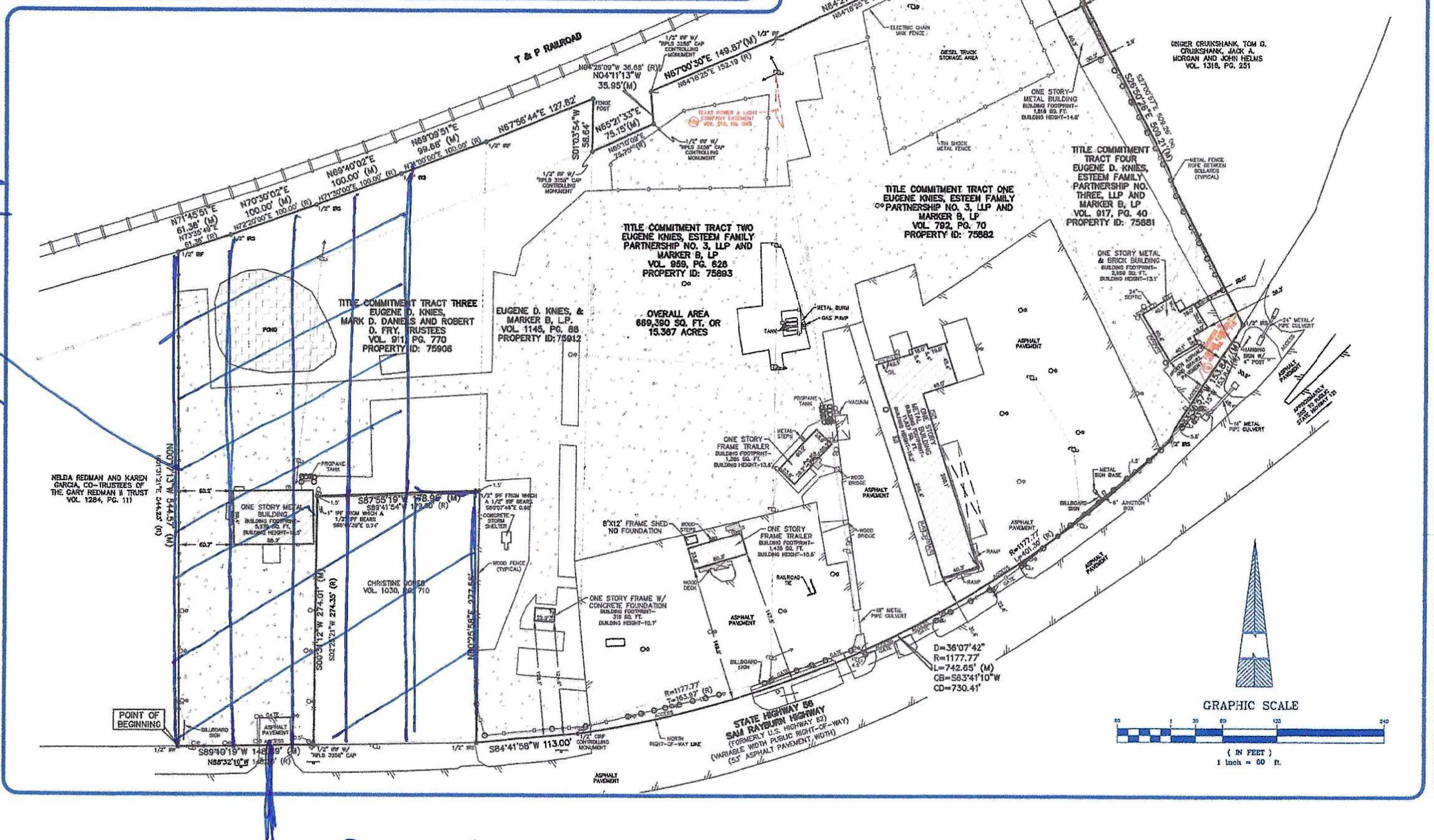
NO ENCROACHMENTS NOTED AT THE TIME OF SURVEY

ZONING NOTES

NO ZONING NOTES PROVIDED AT THE TIME OF SURVEY

PROPERTY PICTURES





AS SURVEYED LEGAL DESCRIPTION CONTINUED

BEING a 15.367 acre tract of land situated in the Wilson Gilbert Survey, Abstract No. 432, City of Bonham, Fannin County, and being all that certain tract of land conveyed to Eugene D. Knies, Mark D. Daniels & Robert D. Fry, by deed recorded in Volume 911, Page 770, Deed Records, Fannin County, Texas, and being all that certain tract of land conveyed to Eugene D. Knies & Marker B, L.P., by deed recorded in Volume 1145, Page 88, said Deed Records, and being all that certain tract of land conveyed to Marker B, L.P., by deed recorded in Volume 959, Page 626, said Deed Records, and being all that certain tract of land conveyed to Eugene Knies, Robert Fry, and Mark Daniels, by deed recorded in Volume 792, Page 70, said Deed Records, and being all that certain tract of land conveyed to Eugene D. Knies, Mark D. Daniels and Esteem Family Partnership No. Three, by deed recorded in Volume 917, Page 40, said Deed Records, and being more particularly described hereon:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being the Southwest corner of said Knies, Daniels & Fry tract (Volume 911, Page 770), same being the Southeast corner of that certain tract of land conveyed to Nelda Redman and Karen Garcia, Co-Trustees of The Gary Redman II Trust, by deed recorded in Volume 1284, Page 111, same being in the North right-of-way line of Sam Rayburn Highway (State Highway 56) (formerly U.S. Highway 82)(variable width right-of-way);

THENCE North 00 deg. 17 min. 13 sec. West, along the common line of said Knies, Daniels & Fry tract (Volume 911, Page 770) and said Redman tract, a distance of 544.57 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described tract, same being the Northwest corner of said Knies, Daniels & Fry tract (Volume 911, Page 770), same being the Northeast corner of said Redman tract, same being in the South right-of-way line of the T & P Railroad;

THENCE along the common line of said Knies, Daniels & Fry tract (Volume 911, Page 770) and said T & P Railroad as follows:

North 71 deg. 45 min. 51 sec. East, a distance of 61.36 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set);
North 70 deg. 30 min. 02 sec. East, a distance of 100.00 feet to a 1/2 inch iron rod set for angle point;
North 69 deg. 40 min. 02 sec. East, a distance of 100.00 feet to a 1/2 inch iron rod set for angle point;
North 69 deg. 09 min. 51 sec. East, a distance of 99.68 feet to a 1/2 inch iron rod found for angle point, same being the Northeast corner of said Knies, Daniels & Fry tract (Volume 911, Page 770), same being the Northwest corner of aforesaid Knies & Marker B tract (Volume 1145, Page 88);

THENCE along the common line of said Knies & Marker B tract (Volume 1145, Page 88) and said T & P Railroad as follows:

North 67 deg. 56 min. 44 sec. East, a distance of 127.82 feet to a fence post found for corner, same being the Northeast corner of said Knies & Marker B tract (Volume 1145, Page 88);
South 01 deg. 03 min. 54 sec. West, a distance of 58.64 feet to a 1/2 inch iron rod with "RPLS 3258" cap found for internal corner, same being in the East line of said Knies & Marker B tract (Volume 1145, Page 88), same being the Northwest corner of aforesaid Marker B tract (Volume 959, Page 626);

THENCE along the common line of said Marker B tract (Volume 959, Page 626) and said T & P Railroad as follows:

North 65 deg. 21 min. 33 sec. East, a distance of 75.15 feet to a 1/2 inch iron rod with "RPLS 3258" cap found for internal corner;
North 04 deg. 11 min. 13 sec. West, a distance of 35.95 feet to a 1/2 inch iron rod with "RPLS 3258" cap found for corner;
North 67 deg. 00 min. 30 sec. East, a distance of 149.87 feet to a 1/2 inch iron rod found for the Northeast corner of said Marker B tract (Volume 959, Page 626), same being the Northwest corner of aforesaid Knies, Fry and Daniels tract (Volume 792, Page 70);

THENCE North 64 deg. 21 min. 26 sec. East, along the common line of said Knies, Fry and Daniels tract (Volume 792, Page 70) and said T & P Railroad, a distance of 212.70 feet to a 1/2 inch iron rod found for the Northeast corner of said Knies, Fry and Daniels tract (Volume 792, Page 70), same being the Northwest corner of aforesaid Knies, Daniels and Esteem tract (Volume 917, Page 40);

THENCE North 64 deg. 48 min. 35 sec. East, along the common line of said Knies, Daniels and Esteem tract (Volume 917, Page 40) and said T & P Railroad, a distance of 111.49 feet to a 1/2 inch iron rod with "RPLS 3258" cap found for the Northeast corner of the herein described tract, same being the Northeast corner of said Knies, Daniels and Esteem tract (Volume 917, Page 40), same being the Northwest corner of that certain tract of land conveyed to Ginger Cruikshank, Tom G. Cruikshank, Jack A. Morgan and John Helms, by deed recorded in Volume 1318, Page 251, aforesaid Deed Records;

SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY
PROJECT
DODGE DEALERSHIP
1522 W. SAM RAYBURN HIGHWAY
BONHAM, TEXAS 75418

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

To Ford & Sons Auto Investors, LLC, Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14, 16-18, 21(d), and 22 of Table A thereof. The field work was completed on 5/12/2014.

Date of Plat or Map: 07/14/2014

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

STATE OF TEXAS REGISTERED TIMOTHY R. MANKIN 6122 PROFESSIONAL LAND SURVEYOR

SURVEYED BY:
PEISER & MANKIN SURVEYING, LLC
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
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Member Since 1977

DRAWN BY:	J.B.W.
CHECKED BY:	T.R.M.
JOB NO.	14-0414
DATE:	05/29/2014
SCALE:	1" = 60'

NO.	DATE	REVISION
1.	5/21/14	ORCCDS COMMENTS
2.	5/27/14	BUILDING HEIGHTS
3.	5/29/14	COMMITMENT EXCEPTIONS
4.	7/10/14	COMMENTS
5.		

COORDINATED BY:
OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P:(972) 943-5300 F:(972) 943-5339

PROJECT NUMBER
141179-S

SHEET
1 OF 2

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