AmericanNational llc

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ALTA/ACSM Land Title Survey

Pep Boys - TX
Garland - 0703

20040103-Site 03
2002 North West Highway
City of Garland, TX 75041
County of Dallas, TX

Surveyors Certification

To: Fidelity National Title Insurance Company; The Pep Boys; and American National, llc

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commitment No. 05-PHI-0297 dated February 1, 2005, and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA, ACSM, and NSPS in 1999; (ii) in accordance with the "AGREEMENT and Survey Requirements for Surveys dated January 6, 2005, and" includes items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 15, 16 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

James M. Powers
Registered Land Surveyor No. 5593
In the State of Texas
Date of Survey: January 11, 2005
Date of Revision:
Reference No. 20040103-003

Survey Prepared By:

Red Plains Surveying Company
2933 S. Bryant Avenue
Edmond, Oklahoma, 73013
Phone: (405) 341-4031
Fax: (405) 341-4037

RED PLAINS

Legal Description

I, James M. Powers, a Professional Land Surveyor do hereby certify to the parties mentioned above, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

Being Lot 1 Block 1 of Eastgate Annex No. 2, and addition to the City of Garland, Dallas County, Texas, according to the map thereof recorded in Volume 87062, Page 1674, of the Map Records of Dallas County, Texas.

Subject property contains 74,971 square feet or 1.7211 acres more or less.

The property described herein is the same property as covered in Fidelity National Title Insurance Company's Title Commitment No. 05-PHI-0297, dated February 1, 2005.

PARKING SPACES	
REGULAR	126 SPACES
HANDICAP	2 SPACES
TOTAL	128 SPACES

FLOOD NOTE:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48113C0360K and is not in a Special Flood Hazard Area.

General Notes

1. *The subject property has ingress and egress to and from Northwest Highway which is paved, public right-of-way.*
2. *The bearing of South 89°50'00" East as shown on the North property line and is shown on the plat was used as the basis of bearing for the purpose of this survey.*
3. *The address of 2002 Northwest Highway, was physically observed, posted on subject property.*
4. *All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.*
5. *There is no visible evidence of earth moving, current or proposed.*
6. *There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.*
7. *Surveyor is aware of no changes in street right of way lines, either completed or proposed. Surveyor observed no evidence of street or sidewalk construction or repairs.*
8. *The subject property contains 74,971 square feet or 1.7211 acres more or less.*
9. *Subject property is a portion of the Eastgate Annex No. 2 Final Plat and is subject to the recorded plat.*

Utility Notes

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Notes Corresponding to Schedule B

(11) *11. Easement for Right of Way granted to Texas Power & Light Company, by E.W. Groves, by instrument dated December 11, 1936, filed February 17, 1937, recorded in Volume 1991, Page 597 of the Deed Records of DALLAS County, Texas. Said description is ambigous and therefore not plottable.*

Zoning

According to Maxwell Fisher, planning technician for the City of Garland (972) 205-2445 on January 24, 2005, the subject property is zoned "S-C" Shopping Center-A District with the I-635 overlay and is subject to the following conditions:

Adjacent to streets:
Front Setback: 30 Feet
Side Setback: 20 Feet

Parking Required: Limited visitor parking not to exceed 15 percent of the total required parking spaces.

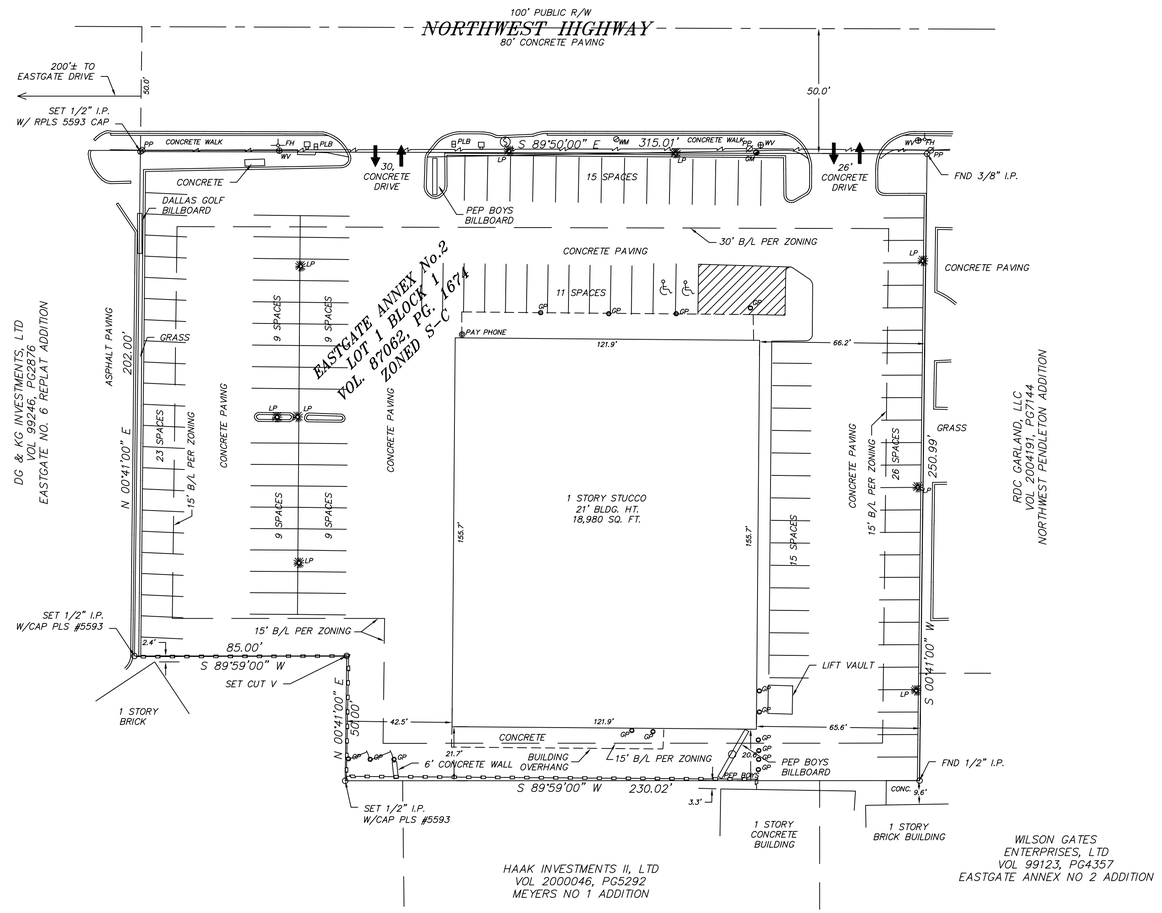
If not adjacent to streets:
Minimum Rear and Side Setback: 15 Feet or 10 Feet with landscaping if approved by the Plan Commission.
Height Restrictions: 30 Feet

Bulk/Density: Building Coverage not more than 40%.
Maximum Floor Area Ratio: above ground shall not exceed eight-tenths (0.8) square feet of floor area for each one (1) square foot of site area (8:1)

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Garland, Texas and the applicable zoning codes.

Encroachment Statement

SURVEYOR OBSERVED NO VISIBLE ENCROACHMENTS ON THIS SITE.

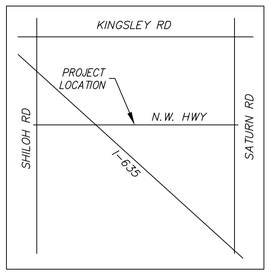


LEGEND

- UNDERGROUND – PIPELINE VENT
- GAS – GAS METER
- SIGNAL – SIGNAL LIGHT
- PIPELINE MRKR – PIPELINE MRKR
- MAIL BOX
- BUSH
- CURB INLET W/ M.H. COVER
- SAN. SEW. M.H.
- GUY WIRE
- CLEAN OUT
- FLAG POLE
- ELEC TRANS
- FIBER OPTIC
- TELE. PED
- ELEC. PEDESTAL
- WATER VALVE
- POWER POLE
- PULL BOX
- FIRE HYDRANT
- TREE
- STM. SEW. M.H.
- GUARD POST
- TV PED
- LIGHT POLE
- MONITOR WELL
- STORM SEWER
- UNDERGROUND COMMUNICATION
- TRAFFIC CONTROL BOX
- ROAD SIGN
- POWER MANHOLE
- GROUND LIGHT
- UTILITY POLE
- GAS VALVE
- TEL. U.G. MRKR.
- TELE. MANHOLE
- STOCKADE FCE
- BARB WIRE FCE
- CHAIN LINK FCE
- WATER METER
- TRASH CAN
- SANITARY SEWER
- WATER LINE

LIST OF ABBREVIATIONS
U/G – UNDERGROUND
HC – HANDICAPPED
CONC. – CONCRETE
RET. – RETAINING
APPROX. – APPROXIMATE
SAN. – SANITARY
ASPH. – ASPHALT
TYP. – TYPICAL
BLDG. – BUILDING
PED. – PEDESTAL
PLTR. – PLANTER
G/R – GAS REGULATOR
G/L – GROUND LIGHT
TRANS – TRANSFORMER
F.F. – FINISHED FLOOR
℄ – CENTER LINE
R/W – RIGHT-OF-WAY
FCE. – FENCE
DIA. – DIAMETER
BLVD. – BOULEVARD
B/L – BUILDING SETBACK LINE
ESMT. – EASEMENT
A/S – AUTO-SPRINKLER
DIST. – DISTANCE
BRNG. – BEARING
W/UGS – WITH UNERGROUND SERVICE
MW – MONITOR WELL
STAT. – STATUTORY

SCALE : 1" = 30'



LOCATION MAP
NOT TO SCALE

File Location: Q:\SURVEYOR\SURVEY\E001A-PBTX\E001A-03\E001A-3.dwg