

EXISTING PROPERTY CONDITIONS

LOT AREA 87,047 SQ. FT. / 2.00 ACRES
BUILDING SQUARE FOOTAGE 9,225 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE --- / --- DISTRICT

BUILDING HEIGHT 26 FT.
LOT COVERAGE 11%

PARKING PROVIDED:
STANDARD SPACES 58 SPACES
HANDICAP VAN ACCESSIBLE 3 SPACES
TOTAL 61 SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	SQ. FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	---%
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	--- SPACES

Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat

LEGEND

---	EXISTING EDGE ASPHALT PAVING
---	EXISTING OVERHEAD POWER LINE
---	EXISTING CHAINLINK FENCE
---	EXISTING WOOD FENCE
X	EXISTING BARBED WIRE FENCE
---	EXISTING WROUGHT IRON FENCE
---	GUY WIRE
---	POWER POLE
---	1/2" IRON ROD FOUND
---	1/2" IRON ROD SET
---	MAG NAIL SET
---	FENCE POST CORNER
---	"X" FOUND IN CONCRETE
---	CONTROLLING MONUMENT
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	BRICK COLUMN
---	COVERED PORCH, DECK OR CARPORT
---	FIRE HYDRANT
---	LIGHT POLE
---	VAULT
---	TRANSFORMER
---	GRATE INLET
---	POINT FOR CORNER

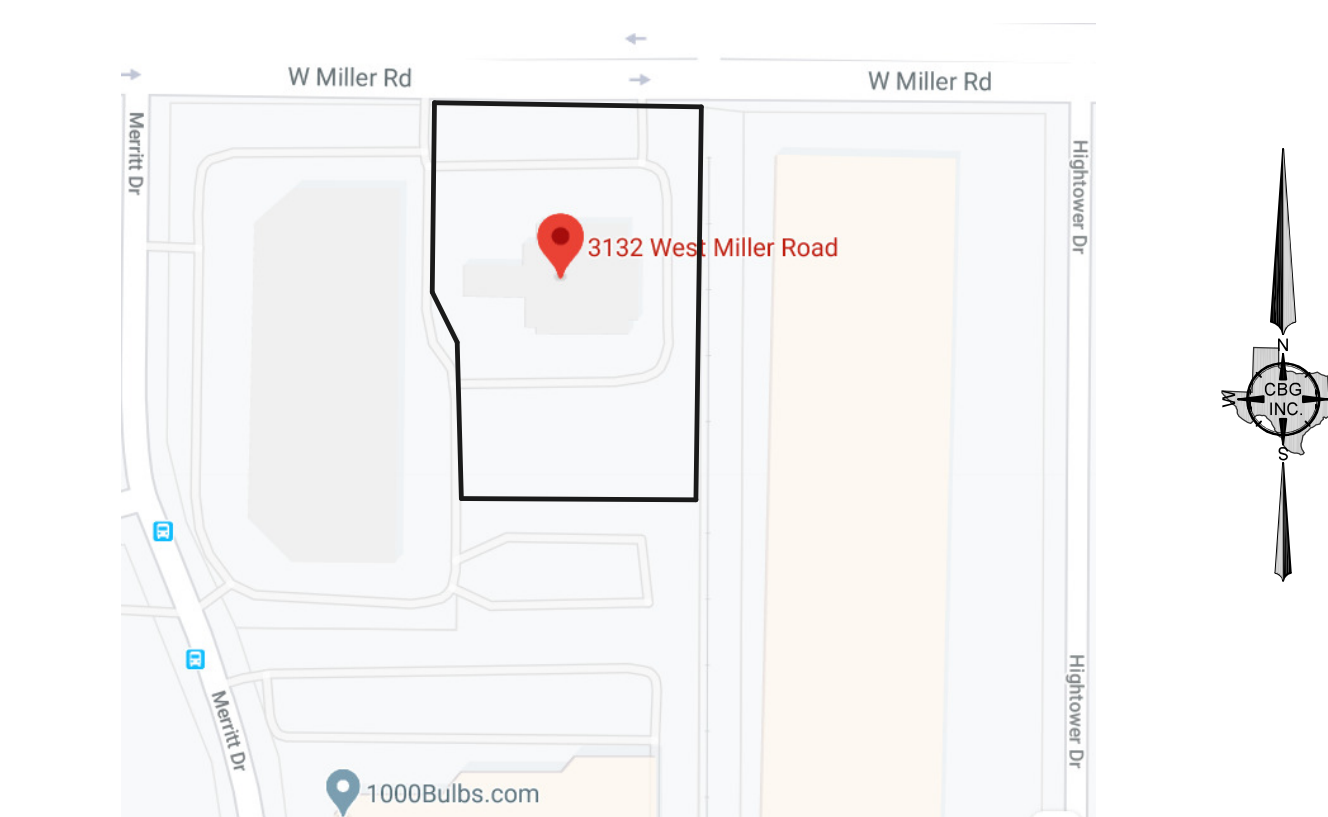
GENERAL NOTES

- 1) Bearings based on Northgate Business Phase IV, an Addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99129, Page 1378, Plat Records, Dallas County, Texas.
- 2) It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- 3) It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- 4) It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.
- 5) This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

PROPERTY DESCRIPTION

Being Lot 3, Block 3 of Replat of Northgate Business Park IV, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 99129, Page 1378, Map Records, Dallas County, Texas.

VICINITY MAP



NOT TO SCALE

SURVEYOR'S NOTES

1. Except as shown on the survey, there are no visible easements or rights of way.
2. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
3. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of _____, issued by _____ with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
4. That the subject property has access to and from a duly dedicated and accepted public street or highway.
5. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
6. The record description of the subject property forms a mathematically closed figure.
7. Said described property is located within an area having a Zone Designation --- by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48113C0220L, with a date of Identification of 7/7/2014, for Community No. 485471, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

SURVEYOR'S CERTIFICATE

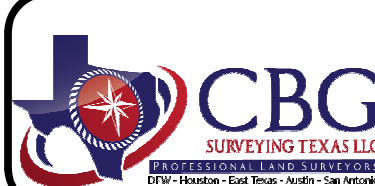
This survey is made relying on information provided by the client in connection with the transaction described in GF#. The undersigned, being a registered land surveyor of the State of Texas certifies to America's Credit Union as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016 and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 3/14/2020.

The parties listed above are entitled to rely on the survey.
Executed this 14th day of March, 2020.

FOR REVIEW ONLY

Bryan Connolly
Registered Professional Land Surveyor No. 5513



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	3/14/2020	2002423	SEE CERT.	BG

ALTA/NSPS LAND TITLE SURVEY

LOT 3, BLOCK 3 OF NORTHGATE BUSINESS PARK 4

CITY OF GARLAND, DALLAS COUNTY, TEXAS

3132 W. MILLER ROAD

