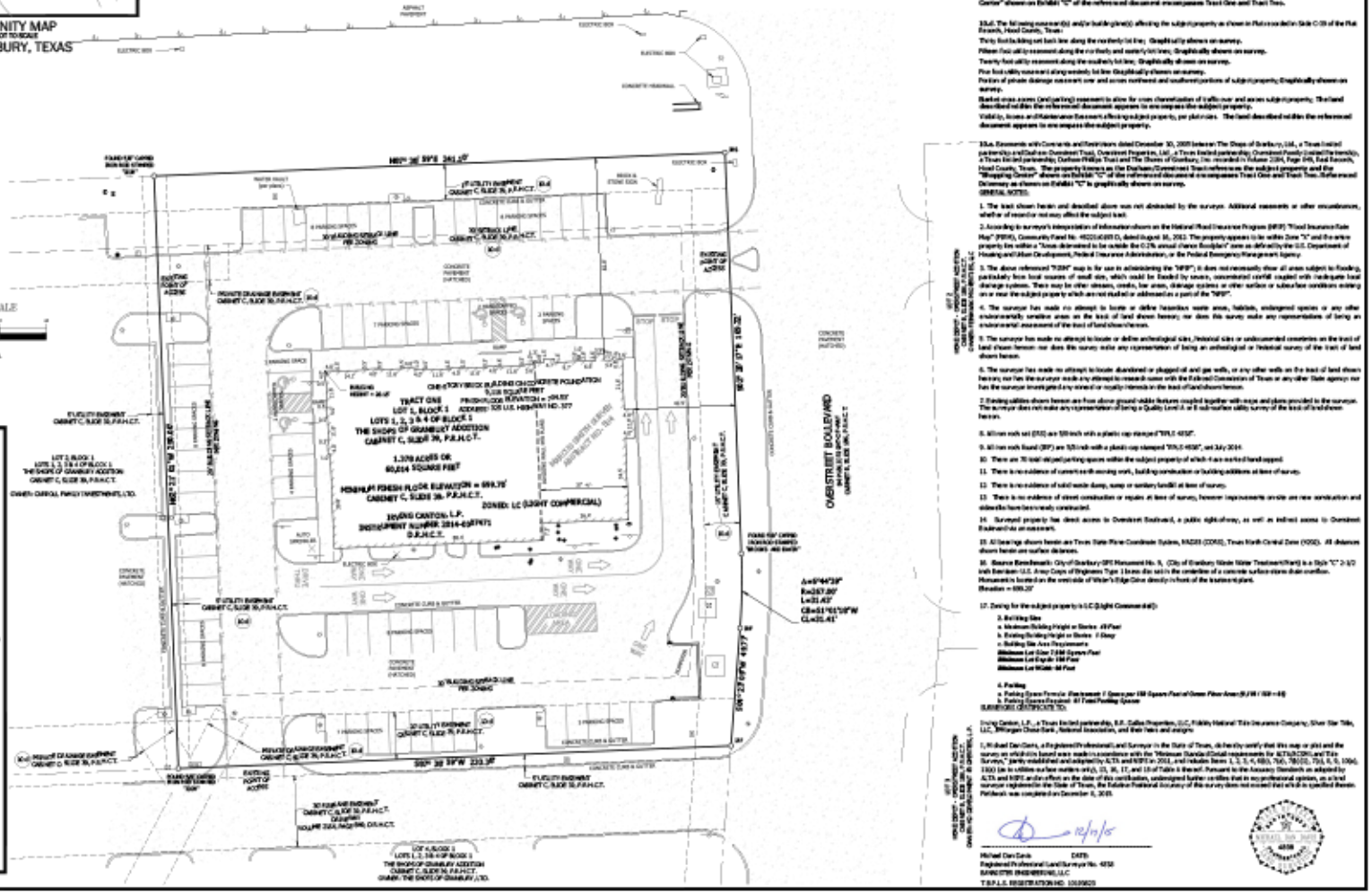
REVISED: December 17, 2015 / Addressed clients comments.

VICINITY MAP
NOT TO SCALE
GRANBURY, TEXAS



LEGEND

D.R.H.C.T.	DEED RECORDS HOOD COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS HOOD COUNTY, TEXAS
⊕	UTILITY PED FLAG
G	GAS MANHOLE
W	GAS MARKER
⊠	GAS METER
⊡	TRANSFORMER
⊕	ELECTRIC METER
⊡	TELEPHONE RISER
⊠	MAIL BOX
⊙	SIGN
⊙	POWER POLE
○	LIGHT
S	SANITARY SEWER MANHOLE
▲	CLEAN-OUT
◆	FIRE HYDRANT
⊗	WATER VALVE
⊡	WATER METER
⊙	WATER MANHOLE
⊙	FIRE WATER CONNECTION
⊠	IRRIGATION CONTROL VALVE
⊙	TRAFFIC SIGNAL
●	BOLLARD
⊞	INVITE INLET
⊕	STORM MANHOLE
N	NORTH/NORTHING
E	SOUTH EAST/EASTING WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
OR	
TCE	TITLE COMMITMENT ITEM
-GAS-	GAS LINE
-E- -W-	WATER LINE
-S- -SS-	SEWER LINE
-D- -SD-	STORM DRAIN LINE
-OH-	OVERHEAD UTILITY
-UG-	UNDERGROUND TELEPHONE
-BOR-	BOARD RAIL
-CHLK-	CHAIN LINK FENCE
-WIR-	WIRE FENCE
-WROD-	WOOD FENCE
-METAL-	METAL FENCE
-IRON-	IRON FENCE
-SILT-	SILT FENCE

LEGAL LAND DESCRIPTION

TRACT ONE:
Lot 1 in Block 1 of THE SHOPS OF GRANBURY ADDITION, an addition to the City of Granbury, Hood County, Texas, according to the plat thereof recorded in Slide C-36 of the Plat Records of Hood County, Texas.

TRACT TWO:
EASEMENT ESTATE
A perpetual, non-exclusive easement, in, to, over, under, and across the roadways, driveways, and walkways within the common areas for the purpose of individual and pedestrian ingress and egress, as set out and defined in the Easements with Covenants and Restrictions dated December 30, 2005 between The Shops of Granbury, Ltd., a Texas limited partnership; and Durham Overstreet Trust, Overstreet Properties, Ltd., a Texas limited partnership; Overstreet Family Limited Partnership, a Texas limited partnership; Durham Phillips Trust and The Shores of Granbury, Inc. recorded in Volume 2284, Page 949, Real Records, Hood County, Texas.

BEING the same Real Estate described in a Commitment for Title Insurance by Fidelity National Title Insurance Company, issued November 3, 2015 for GF Number (2015061402), described as TRACT ONE and TRACT TWO.

ITEMS CORRESPONDING TO SCHEDULE "B":

1. Covenants, Conditions and Restrictions recorded in/under Volume 2284, Page 949, Real Records, Slide C-36, Plat Records, Hood County, Texas. The property known as the Durham/Overstreet Tract referred on the subject property and the "Shopping Center" shown on Exhibit "C" of the referenced document encompasses Tract One and Tract Two.

10a5. The following easement(s) and/or building line(s) affecting the subject property as shown on Plat recorded in Slide C-36 of the Plat Records, Hood County, Texas:
Thirty foot building set back line along the northerly lot line; Graphically shown on survey.
Fifteen foot utility easement along the northerly and easterly lot lines; Graphically shown on survey.
Twenty foot utility easement along the southerly lot line; Graphically shown on survey.
Five foot utility easement along westerly lot line Graphically shown on survey.
Portion of private drainage easement over and across northwest and southwest portions of subject property; Graphically shown on survey.
Radial cross access (and parking) easement to allow for cross channelization of traffic over and across subject property; The land described on/dim the referenced document appears to encompass the subject property.
Visibility, Access and Maintenance Easement affecting subject property, per plat notes. The land described on/dim the referenced document appears to encompass the subject property.

10a. Easements with Covenants and Restrictions dated December 30, 2005 between The Shops of Granbury, Ltd., a Texas limited partnership; and Durham Overstreet Trust, Overstreet Properties, Ltd., a Texas limited partnership; Overstreet Family Limited Partnership, a Texas limited partnership; Durham Phillips Trust and The Shores of Granbury, Inc. recorded in Volume 2284, Page 949, Real Records, Hood County, Texas. The property known as the Durham/Overstreet Tract referred on the subject property and the "Shopping Center" shown on Exhibit "C" of the referenced document encompasses Tract One and Tract Two. Reflected Driveway as shown on Exhibit "C" is graphically shown on survey.

GENERAL NOTES:

1. The land shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject land.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48221C0455 D, dated August 16, 2011. The property appears to lie within Zone "X" and the entire property lies within a "Area determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological sites / historical sites or undocumented cemeteries on the tract of land shown hereon nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.

6. The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempts to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.

7. Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon.

8. All iron rods set (IRS) are 5/8 inch with a plastic cap stamped "RPLS 4838".

9. All iron rods found (IRF) are 5/8 inch with a plastic cap stamped "RPLS 4838", set July 2014.

10. There are 70 total striped parking spaces within the subject property of which 4 are marked hand capped.

11. There is no evidence of current earth moving work, building construction or building additions at time of survey.

12. There is no evidence of solid waste dump, sump or sanitary landfill at time of survey.

13. There is no evidence of street construction or repairs at time of survey, however improvements on-site are new construction and sidewalks have been recently constructed.

14. Surveyed property has direct access to Overstreet Boulevard, a public right-of-way, as well as indirect access to Overstreet Boulevard via an access.

15. All bearings shown hereon are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown hereon are surface distances.

16. Source Benchmark: City of Granbury GPS Monument No. 9, (City of Granbury Water Water Treatment Plant) is a Style "C" 2-1/2 inch Bronze U.S. Army Corps of Engineers Type 1 brass disc set in the centerline of a concrete surface-stone drain overflow. Monument is located on the westside of Water's Edge Drive directly in front of the treatment plant. Elevation = 699.20'

17. Zoning for the subject property is LC (Light Commercial):

2. Building Size
a. Maximum Building Height or Stories - 45 Feet
b. Existing Building Height or Stories - 1 Story
c. Building Site Area Requirements
Minimum Lot Size: 7,000 Square Feet
Minimum Lot Depth: 100 Feet
Minimum Lot Width: 50 Feet

4. Parking
a. Parking Space Formula: Restaurant 1 Space per 100 Square Feet of Gross Floor Area (5,100 / 100 = 51)
b. Parking Spaces Required: 51 Total Parking Spaces

SURVEYOR'S CERTIFICATE TO:

Irving Canton, L.P., a Texas limited partnership, S.F. Dallas Properties, LLC, Fidelity National Title Insurance Company, Silver Star Title, LLC, JPMorgan Chase Bank, National Association, and their heirs and assigns:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby 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/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(b), 13 (as to utilities surface markers only), 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and effective on the date of this certification, undersigned further certifies that to 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. Fieldwork was completed on December 8, 2015.

12/17/15

Michael Dan Davis — DATE
Registered Professional Land Surveyor No. 4838
BANISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10109500

BANISTER ENGINEERING
245 North Pkwy Road | Mansfield, TX 76063 | 817-842-2095 | 817-842-2095 fax
TBPLS REGISTRATION NO. 10109500

PROJECT:
Lot 1, Block 1
The Shops of Granbury Addition Phase 1
Being 1.378 acres or (60,014 square feet) out of
Marcus Smith Survey, Abstract No. 504
City of Granbury, Hood County, Texas

ALTA/ACSM
LAND
TITLE
SURVEY

PROJECT NO.: 999-15-80
SCALE: 1" = 30'
DRAWN BY: ss
CKD BY: md2
SHEET NUMBER
1 of 1