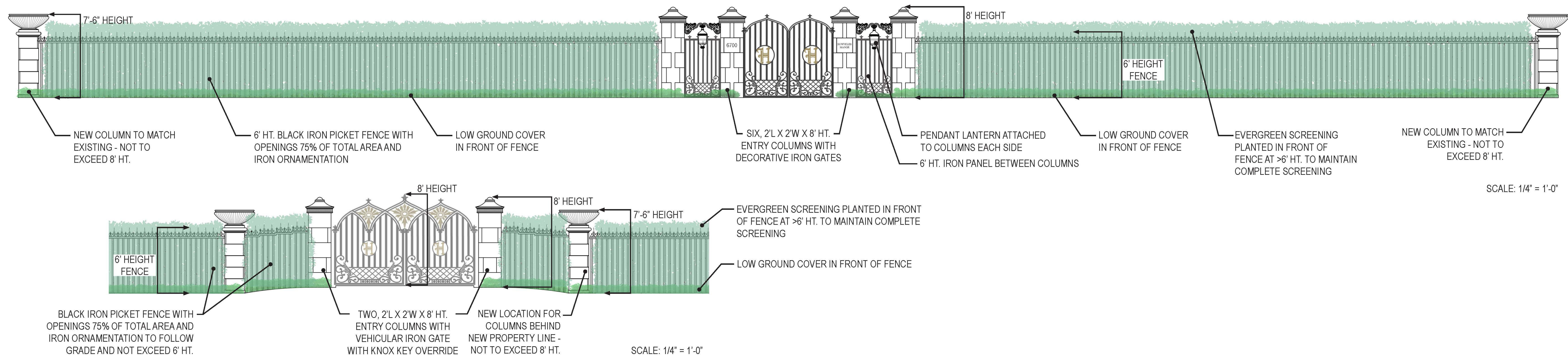
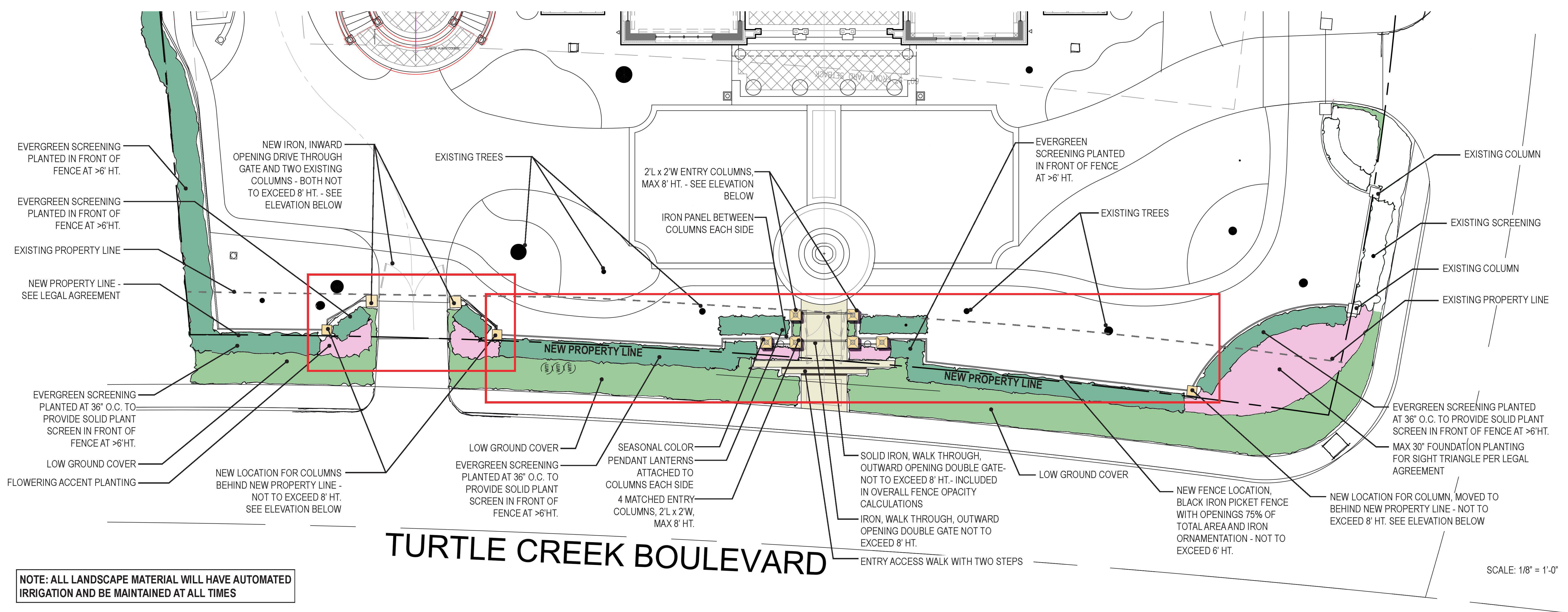


6700 TURTLE CREEK, UNIVERSITY PARK, TX  
OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"





DRIVEWAY GATE ELEVATION

## FRONT YARD ENLARGEMENT EXHIBIT 6700 TURTLE CREEK, UNIVERSITY PARK, TX



PROPERTY DESCRIPTION

Being Lot 6R-1, Block 13 of BROOKSIDE ESTATES ADDITION, an Addition to the City of University Park, Dallas County, Texas, according to the Amending Plat thereof recorded in CC#201200124072, of the Real Records of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

Certify To: Trevor D. Rees-Jones, First American Title Insurance Company and Republic Title of Texas, in connection with the transaction referenced in GF No. 1011-211725-RTT with an effective date of December 27, 2016, and issued January 11, 2017

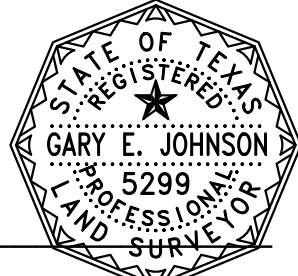
I hereby certify that on the 12th day of January, 2017, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Vassar Drive and Turtle Creek Boulevard, same being paved, dedicated public rights-of-way maintained by The City of University Park, Texas, which abut the subject property, and are physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Gary E. Johnson  
Registered Professional Land Surveyor No. 5299  
State of Texas



TITLE COMMITMENT EXCEPTIONS

SCHEDULE "B" ITEMS  
As described in First American Title Insurance Company's Commitment No.1011-211725-RTTR with an effective date of December 27, 2016 and an issued date of January 11, 2017

Exception No.	Recording Information	Description	Applies to Subject tract	Shown Graphically
10 e.	Instrument No. 201200124072	10' Electric easement along the rear property lines	Yes	Yes
10 f.	Vol. 5885 Pg. 105 Instrument No. 201200124072	Easement granted to Dallas Power & Light Company and Southwestern Bell Telephone Company, filed 10/26/1962	Yes	Yes
10 g.	Instrument No. 200600221772 201200124072	Easement granted to TXU Electric Delivery Company, filed 06/19/2006	Yes	Yes
10 h.	Instrument No. 201200259484	Easement granted to Oncor Electric Delivery Company, LLC, filed 08/13/2012	Yes	Yes

REVISIONS

No.	Revision/Issue	Date
1	REMOVED NOTE	01/18/2017

LEGEND

⊕	HANDICAPPED SPACE	⊕	SANITARY SEWER MANHOLE COVER
①	PARKING SPACE	⊕	LIGHT POLE
○	IRON ROD FOUND	●	POWER POLE
⊗	IRON ROD SET	■	BRICK COLUMN
○	IRON PIPE FOUND	AC	AIR CONDITIONING
□	FENCE POST CORNER	⊕	FIRE HYDRANT
⊗	"X" FOUND / SET	⊕	ELECTRIC METER
///	ASPHALT PAVING		
—○—	CHAIN LINK FENCE		
—□—	WOOD FENCE		
—X—	WIRE FENCE		
— —	IRON FENCE		
— —	PIPE FENCE		
— —	COVERED PORCH, DECK OR CARPORT		
— —	CONCRETE PAVING		
— —	GRAVEL/ROCK ROAD OR DRIVE		
—OES—	OVERHEAD ELECTRIC SERVICE		
—OHP—	OVERHEAD POWER LINE		
—SS—	SANITARY SEWER LINE		

GENERAL NOTES

1) According to the F.I.R.M. No. 48113C0335 K, the subject property lies in Zone X, Shaded Zone X and Zone AE and does lie within a Flood Prone Hazard Area, except as shown.



TEXAS HERITAGE  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com

CATEGORY 1A,  
CONDITION II SURVEY  
6700 TURTLE CREEK BOULEVARD  
LOT 6R-1, BLOCK 13, AMENDING PLAT  
BROOKSIDE ESTATES ADDITION  
UNIVERSITY PARK, DALLAS COUNTY, TX

Task No.  
1102726-10  
Drawn BY  
EDDIE  
Date  
01/13/2017  
Scale  
1"=20'

Gary E. Johnson  
Registered Professional Land Surveyor No. 5299

ACCEPTED BY:

ACCEPTED BY:

DATE: