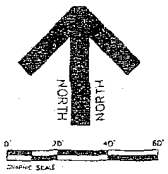
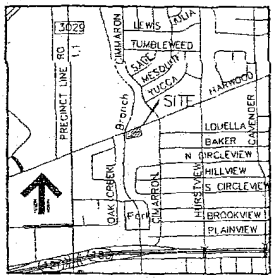




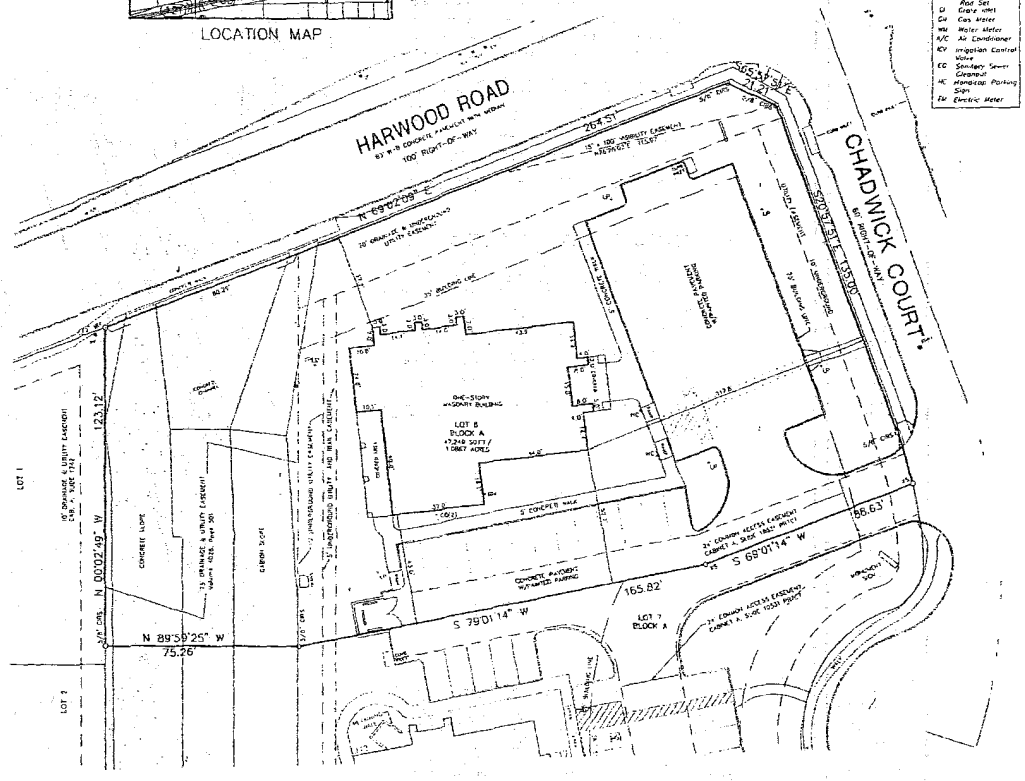
LOCATION MAP

PARKING SPACES
Required=23
Handicap=2
Total=34

ZONING: O-2 Office District

LEGEND

(PRECT)	Plat Records Tarrant County, Texas
(DIRECT)	Deed Records Tarrant County Texas
N	North
S	South
E	East
W	West
'	Degree
"	Minutes/Feet
#	Seconds/Inches
ft	Foot or Feet
NO	Number
VOL	Volume
PG	Page
CAB	Cabinet
SLD	Slide
"X" set	
CSRS	Capped Steel Rod Set
GI	Grate inlet
GM	Gas Meter
WM	Water Meter
A/C	Air Conditioner
ICV	Irrigation Control Valve
SD	Sanitary Sewer Cleanout
HC	Handicap Parking Sign
EM	Electric Meter



Lot 8, Block A, SALYER REAL ESTATE ADDITION, an Addition to the City of Hurst, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10531, Plat Records, Tarrant County, Texas

•BEING SAME PROPERTY AS DESCRIBED IN COMMITMENT ISSUED FOR TITLE INSURANCE BY CAPITAL TITLE INSURANCE COMPANY FOR GF NO 07-040878-SB ON JULY 12, 2007.

••ITEMS CORRESPONDING TO SCHEDULE "B", ITEM NO. 10:

a Easement to the City of Hurst recorded in Volume 4026, Page 501, Deed Records, Tarrant County, Texas. (affect and shown on survey)

i Easement to the City of Hurst recorded in Volume 7650, Page 1535, Deed Records, Tarrant County, Texas. (Does not affect this tract)

g The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Cabinet A, Slide 10531, Plat Records, TARRANT County, Texas.

25 foot building line along the Easterly property line

10 foot underground utility easement along the Easterly property line

12 foot common access easement along the Southerly property line

25 foot drainage and utility easement along the the Westerly property line

10 foot underground utility easements (adjacent to 25 foot drainage and utility easement) along the Westerly property line.

5 foot underground utility and trail easement (adjacent to 10 foot underground utility easement) along the westerly property line

35 foot building line along the Northerly property line.

20 foot drainage and underground utility easement along the Northwesterly property line(s)

15 foot by 100 foot visibility easement located in the Northwesterly corner of subject property.

NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP), Community Panel No. 48439C0306J, dated August 23, 2000, a portion of this property appears to lie within Zone "X" and Zone "AE" and a portion of this property lies within a "Special Flood Hazard Area (SFHA) inundated by 100 year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

2. The referenced Flood Insurance Rate Map "FIRM" is for use in administering the National Flood Insurance Program "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 delineated as part of the "NFIP."

3. This survey shall be considered invalid unless it bears an original signature in blue ink.

4. Corners marked 5/8" CSRS are 5/8-inch steel rods with yellow plastic cap stamped "JDJR" set.

SURVEYOR'S CERTIFICATE TO: ROBERT A STRAUCH, HARWOOD REALTY PARTNERS, LP, CAPITAL TITLE, AND LAWYERS TITLE INSURANCE COMPANY

I, MICHAEL J. EBERLE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that on AUGUST 15 2007, a survey was completed on the ground under my supervision of the above described property.

MICHAEL J. EBERLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4005

STATE OF TEXAS
MICHAEL J. EBERLE
4005
REGISTERED
LAND SURVEYOR

JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel. 972-252-DJR (3357) Fax 972-252-3868

PROJECT:
1725 CHADWICK COURT
LOT 8, BLOCK A
SALYER REAL ESTATE ADDITION
HURST, TEXAS

REVISIONS

DATE	REVISION

SHEET TITLE
ALTA/ACSM
TITLE SURVEY

DATE: 8/15/2007
SCALE: 1" = 20'
DRAWN BY: RI
UNLOCKED BY: MJE
SHEET NO.
1 OF 1
JDJR FILE NO. 187-20-05

COPY

NOV - 8 2007

K