

EXISTING PROPERTY CONDITIONS

LOT AREA 30,545 SQ. FT. / 0.70 ACRES
 BUILDING SQUARE FOOTAGE 7,488 SQ. FT. (EXTERIOR FOOTPRINT)
 ZONING EXISTING USE --- / --- DISTRICT

BUILDING HEIGHT 28.0 FT.
 LOT COVERAGE 24.6%

PARKING PROVIDED:
 STANDARD SPACES 4 SPACES
 HANDICAP VAN ACCESSIBLE 0 SPACES
 TOTAL 4 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

For additional information about the Yard, Lot and Space Regulations, please call Development Services, --- and ask for Zoning.
 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
10.a.	VOL. 388-168, PG. 15, CAB. A, SL. 2004, VOL. 26, PG. 24, VOL. 11899, PG. 758	COVENANTS, CONDITIONS & RESTRICTIONS	YES	NO
10.b.	VOL. 26, PG. 24	PUBLIC UTILITIES EASEMENT	YES	NO
10.c.	VOL. 26, PG. 24	CONSTRUCTION SETTLING AND OVERHANG OF IMPROVEMENT EASEMENT	YES	NO
10.d.	VOL. 26, PG. 24	PUBLIC-PRIVATE UTILITIES, STREETS, DRIVEWAYS, WALKWAYS, SEWERS, ACCESS AND DRAINAGE EASEMENT	YES	NO
10.e.	CAB. A, SL. 2004	EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS	YES	YES/NO
10.k.	VOL. 1500, PG. 219	T.P.&L. EASEMENT	YES	NO
10.l.	VOL. 1488, PG. 159	T.P.&L. EASEMENT	YES	NO
10.m.	VOL. 7045, PG. 367	STORM SEWER ESMT.	NO	NO
10.n.	VOL. 11548, PG. 447	SETBACK LAND EASEMENT	YES	YES

LEGEND

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

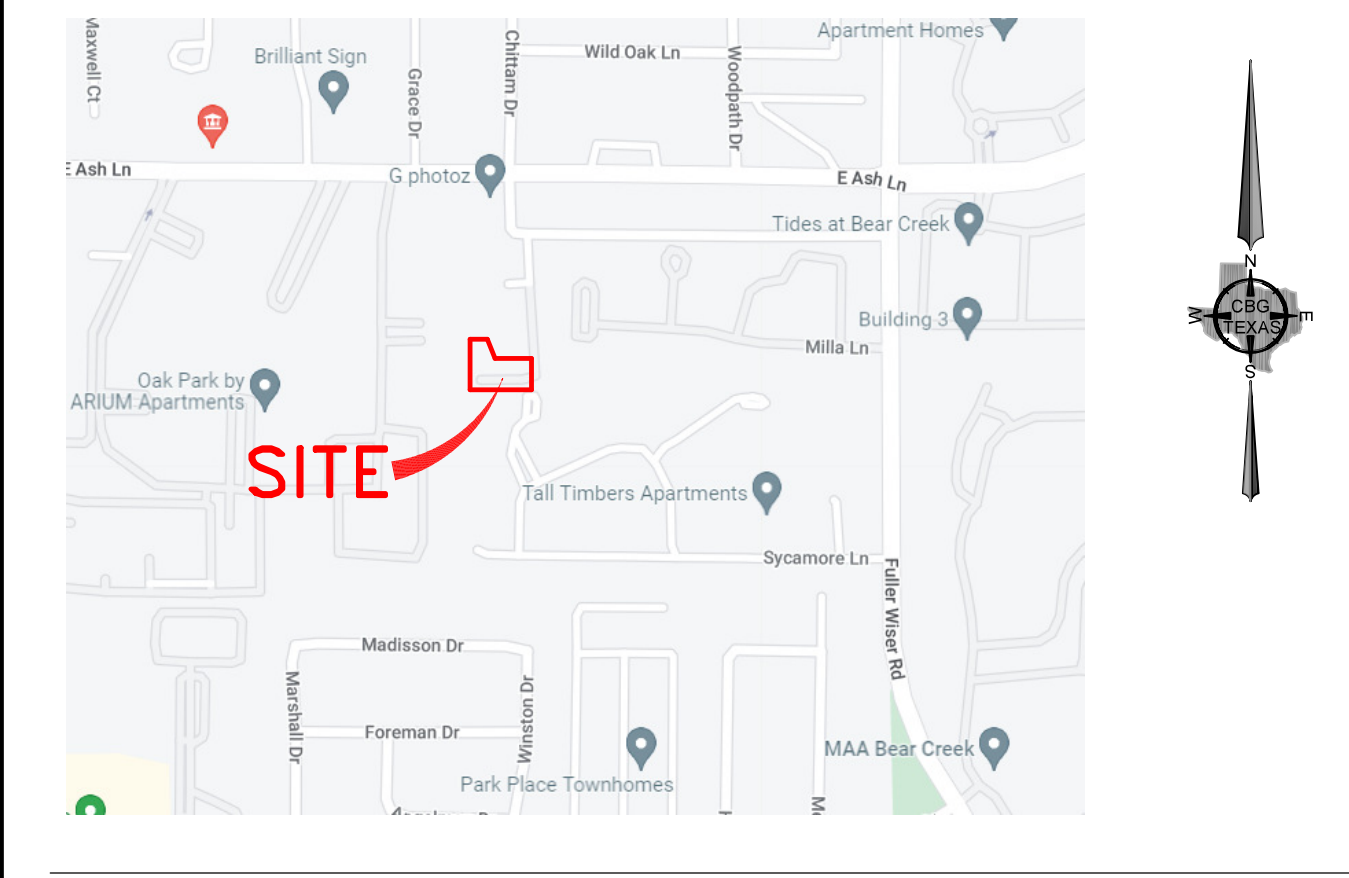
GENERAL NOTES

- Bearings based on Replat of Lot 1, Block 2, Tall Timbers Addition, an Addition to the City of Euless, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 2004, Plat Records, Tarrant County, Texas.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- 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.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

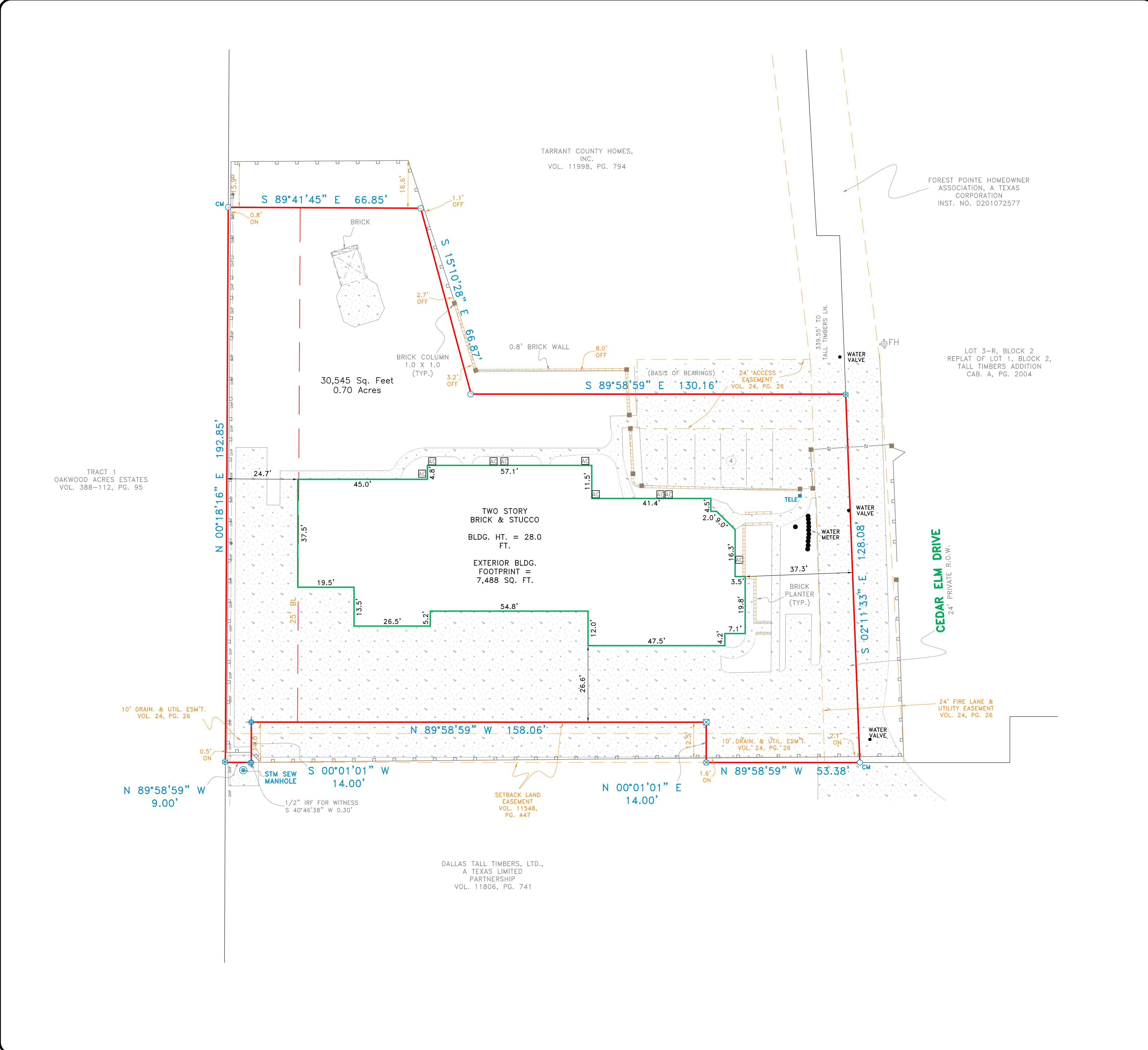
PROPERTY DESCRIPTION

Being Units 101-105 and 201-205, Building A, Monarch Condominiums, a condominium project in Tarrant County, Texas, together with an undivided interest in and to the limited and general common elements, as same are defined in the condominium declaration thereof, recorded in Volume 26, Page 24, Condominium Records of Tarrant County, Texas.

VICINITY MAP



NOT TO SCALE



SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are 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.
- 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 August 26, 2022, issued by First American Title Guaranty Company 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.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48439C0230L, with a date of Identification of 3/21/2019, for Community No. 480593, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.



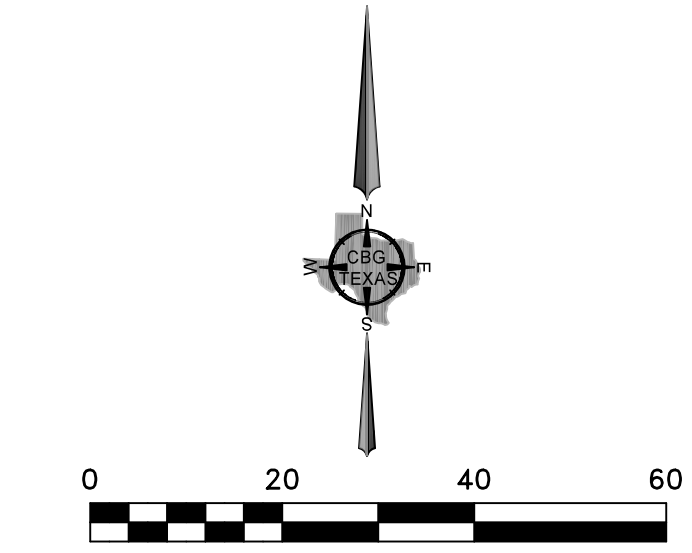
SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by First American Title Guaranty Company in connection with the transaction described in GF# 2769741-DFW94. The undersigned, being a registered land surveyor of the State of Texas certifies to Cogent Realty Holdings, LLC, M.S.R. Family Partners, Ltd. First American Title Insurance Company and First American Title Guaranty Company 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 2021 and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 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 9/27/2022.

The parties listed above are entitled to rely on the survey.
 Executed this 6th day of October, 2022.

Bryan Connally
 Bryan Connally
 Registered Professional Land Surveyor No. 5513



REVISIONS		
DATE	BY	NOTES
10/7/2022	TER	COMMENTS

C.B.G. Surveying Texas, LLC.
 1413 E. IH-30 Suite 7
 Garland, Texas 75043
 P 214-349-9485 F 214-349-2216
 Firm No. 10168800
 www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	10/6/2022	2217927	SEE CERT.	TER

ALTA/NSPS LAND TITLE SURVEY

UNITS 101-105 & 201-205, BLDG. A, MONARCH CONDOMINIUMS

EULESS, TARRANT COUNTY, TEXAS

1501 CEDAR ELM DRIVE