

VICINITY MAP
(NOT TO SCALE)

LEGEND

- Found Iron Pipe (FIP)
- Found Iron Rod (FIR)
- Set Iron Rod Capped "BGT" (SIRC)
- "X" Found In Concrete
- Utility Pole
- OHP Overhead Power Lines
- Guy Wire
- Water Valve
- Fire Hydrant

ZONING NOTES

Zoning Data was not provided by the insurer.

ENCROACHMENT STATEMENT

A Observed a wood fence encroaching the property line by 1.1' X 0.6'.

METES & BOUNDS LEGAL DESCRIPTION

BEING a survey of a tract of 76,554 Sq. Ft. of land in the HIRAM WILBURN SURVEY ABST. NO. 1567; and being in City of Dallas Block No. 7016; and said 76,554 Sq. Ft. tract being more particularly described as follows:

BEGINNING at a point for corner in the West line of a 4.49 Acre tract as described in deed to O. E. Blanton that is South, 560.29 ft. from the South line of Alpha Road;

THENCE SOUTH, 208.71 ft. to a 5/8 inch iron rod found for corner in the North line of Peterson Lane;

THENCE N 89 degrees 50 minutes W, along the North line of Peterson Lane, 366.8 ft. to a iron pipe found for corner at the Southeast corner of the Las Estancias Addition No. 3 as recorded in the Map Records of Dallas County, Texas;

THENCE NORTH, along the East line of said Addition, 208.71 ft to a 5/8 inch iron rod with cap stamped "BGT" set for corner;

THENCE S 89 degrees 50 minutes E, 366.8 ft. to the POINT OF BEGINNING and containing 76,554 Sq. Ft. of land.

Being the same tract of land described in a Title Report provided by First American Title Insurance Company, Commitment G.F. No. 1002-151336-RTT, with an effective date of May 17, 2015 at 8:00 a.m.

NOTES CORRESPONDING TO SCHEDULE B

This survey is based on a title report prepared by a First American Title Insurance Company, Commitment G.F. No. 1002-151336-RTT, with an effective date of May 17, 2015 at 8:00 a.m.

No specific survey related title exceptions were included in the title commitment.

GENERAL NOTES

- All bearings and street right-of-ways are based on the Title Commitment.
- Surveyor did not abstract property. Survey based on legal descriptions supplied by title company. Easements, building lines, etc., shown are as identified by GF No. 1002-151336-RTT, with an effective date of May 17, 2015 at 8:00 a.m.
- Nothing in this survey is intended to express an opinion regarding ownership or title.
- The word certify in understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.
- Survey is certified for this transaction only.
- The findings and opinions of Landco, L.P. reflected hereon are privileged, confidential and intended for the use of the individual or entity for whom this work was prepared, it is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of Landco, L.P. is prohibited and without warranty, express or implied. Landco, L.P. shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. COPYRIGHT 2014. ALL RIGHTS RESERVED.

SURVEYOR CERTIFICATION

I David M. Henderson, Registered Professional Land Surveyor in the state of Texas, do hereby certify to 5503 Peterson, LLC, a Texas limited liability company; Republie Title of Texas, Inc.; and First American Title Insurance Company, that I have prepared this drawing from an actual and accurate on the ground survey of subject land, and the monuments shown here on were found under my personal supervision. This survey substantially complies with current Texas Society of Professional Surveyors Standards and specifications for a category 1A condition II survey.

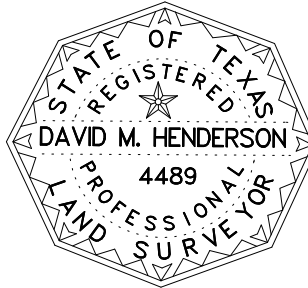
The field work was completed on: June 29, 2015.

The date of this map or plot is: June 30, 2015

David M. Henderson
Registered Professional Land Surveyor No. 4489
In the State of Texas

Date of Last Field Survey: 07/02/15-cc
Date of Last Revision:
Dwg. No.: 1525009
Ref. No.: 15-6586
Drawn By: CC

Survey Performed By:
Benchmark Group of Texas, Inc.
899 E. Arapaho Road
Richardson, TX 75081
Licences No. 10120700



"CATEGORY 1A, CONDITION II SURVEY"

BEING a survey of a tract of 76,554 Sq. Ft. of land in the HIRAM WILBURN SURVEY ABST. NO. 1567; and being in City of Dallas Block No. 7016; and said 76,554 Sq. Ft. tract.

ADDRESS: 5503 and 5507 Peterson Lane
Dallas, Texas 75240
Dallas County

REVISIONS:

SITE NAME: JOSEPH J. YARDA TRACTS

JOB NO: 15-6586

SCALE: 1" = 20'

SHEET 1 OF 1

NO.	DATE	DESCRIPTION
1		
2		
3		
4		



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LANDCO, L.P.

11281 Richmond, Bldg. J Suite 105, Houston, Texas 77082
OFFICE (281) 556-1202 FAX (281) 606-1202
VIP@LANDCOSERVICES.COM

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FLOOD NOTE:

By graphic plotting only, this property was found to be located within Flood Zone X of the Flood Insurance Rate Map, Community Panel No. 48113 C0190 K, which bears an effective date of July 07, 2014 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify the determination or an application for a variance from the Federal Emergency Management Agency.

UTILITY NOTE

The visible utilities shown have been plotted from field survey information and/or provided drawings. The Surveyor makes no guarantee that the visible utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the visible utilities.