

PROPERTY DESCRIPTION

Being a tract of land situated in the William Hughes Survey, Abstract No. 573, Dallas County, Texas, being all of Lot 1, Block B of Fleetwood Square Addition, an addition to the City of Richardson, Dallas County, Texas, according to the Plat thereof recorded in Volume 84152, Page 1618 of the Map Records of Dallas County, Texas.

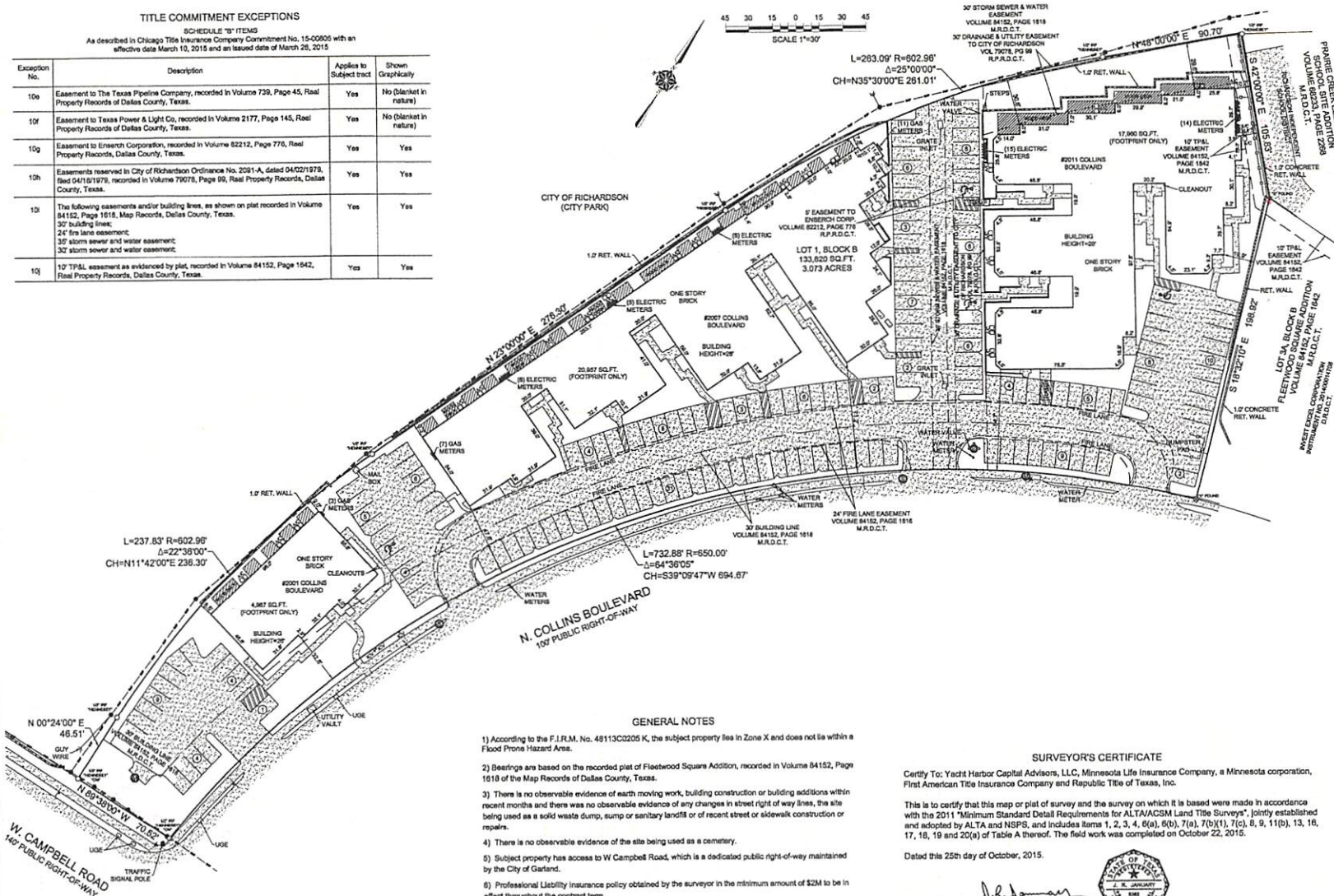
TITLE COMMITMENT EXCEPTIONS

SCHEDULE "B" ITEMS
As described in Chicago Title Insurance Company Commitment No. 15-00005 with an effective date March 10, 2015 and an issued date of March 26, 2015

Exception No.	Description	Applies to Subject tract	Shown Graphically
10e	Easement to The Texas Pipeline Company, recorded in Volume 739, Page 45, Real Property Records of Dallas County, Texas.	Yes	No (blanket in nature)
10f	Easement to Texas Power & Light Co., recorded in Volume 2177, Page 145, Real Property Records of Dallas County, Texas.	Yes	No (blanket in nature)
10g	Easement to Enersich Corporation, recorded in Volume 82212, Page 776, Real Property Records of Dallas County, Texas.	Yes	Yes
10h	Easements reserved in City of Richardson Ordinance No. 2091-A, dated 04/02/1978, filed 04/18/1978, recorded in Volume 79078, Page 99, Real Property Records, Dallas County, Texas.	Yes	Yes
10i	The following easements and/or building lines, as shown on plat recorded in Volume 84152, Page 1618, Map Records, Dallas County, Texas: 30' building line; 24' fire lane easement; 30' storm sewer and water easement; 30' storm sewer and water easement;	Yes	Yes
10j	10' TPAL easement as evidenced by plat, recorded in Volume 84152, Page 1542, Real Property Records, Dallas County, Texas.	Yes	Yes

PARKING TABLE

159	REGULAR PARKING SPACES
4	HANDICAPPED PARKING SPACES
163	TOTAL PARKING SPACES



GENERAL NOTES

- According to the F.I.R.M. No. 4813C0205 K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- Bearings are based on the recorded plat of Fleetwood Square Addition, recorded in Volume 84152, Page 1618 of the Map Records of Dallas County, Texas.
- There is no observable evidence of earth moving work, building construction or building additions within recent months and there was no observable evidence of any changes in street right of way lines, the site being used as a solid waste dump, sump or sanitary landfill or of recent street or sidewalk construction or repairs.
- There is no observable evidence of the site being used as a cemetery.
- Subject property has access to W Campbell Road, which is a dedicated public right-of-way maintained by the City of Garland.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2M to be in effect throughout the contract term.
- Zoning classification has not been provided by the Insurer.
- As per the current U.S. Fish & Wildlife Service National Wetlands Inventory there are no Wetlands affecting the subject property. The owner provided no wetland maps or studies and there were no wetlands flagged or marked at the time of the field survey for this site.
- The utilities shown have been located from field survey information only. The Surveyor has not physically located the underground utilities.

SURVEYOR'S CERTIFICATE

Certify To: Yecht Harbor Capital Advisors, LLC, Minnesota Life Insurance Company, a Minnesota corporation, First American Title Insurance Company and Republic Title of Texas, Inc.

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 16, 17, 18, 19 and 20(a) of Table A thereof. The field work was completed on October 22, 2015.

Dated this 25th day of October, 2015.

J. R. January
Registered Professional Land Surveyor No. 5382



REVISIONS

No.	Revision/Issue	Date

LEGEND

- HANDICAPPED SPACE
- PARKING SPACE
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- FENCE POST CORNER
- 7" FOUND / SET
- IRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE COVER
- STORM SEWER MANHOLE COVER
- POWER POLE
- BANK COLUM
- A/C AIR CONDITIONING
- FIRE HYDRANT
- ELECTRIC METER

- WOOD FENCE
- OVERHEAD POWER LINE
- WOOD DECK
- CONCRETE PAVING
- NO PARKING AREA

GENERAL NOTES

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
texasheritage.com
Perm No. 10169300

ALTA/ACSM
LAND TITLE SURVEY
2001, 2007 & 2011
N. COLLINS BOULEVARD
LOT 1, BLOCK B
FLEETWOOD SQUARE ADDITION
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS

Task No.
1503591-1
Drawn BY
EDDIE
Date
10/25/2015
Scale
1"=30'



ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____