



8473 STULTS RD

DALLAS, TX 75243

SURVEY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1176.17'	10.00'	---	---	---
C2	1176.17'	9.87'	9.87'	N 38°59'51" E	00°28'51"

LINE	BEARING	DISTANCE
L1	N 40°20'00" E	87.70'

BUDDHIST CENTER OF DALLAS
CALLED 0.79 ACRE TRACT
(INS. NO. 201500225871)

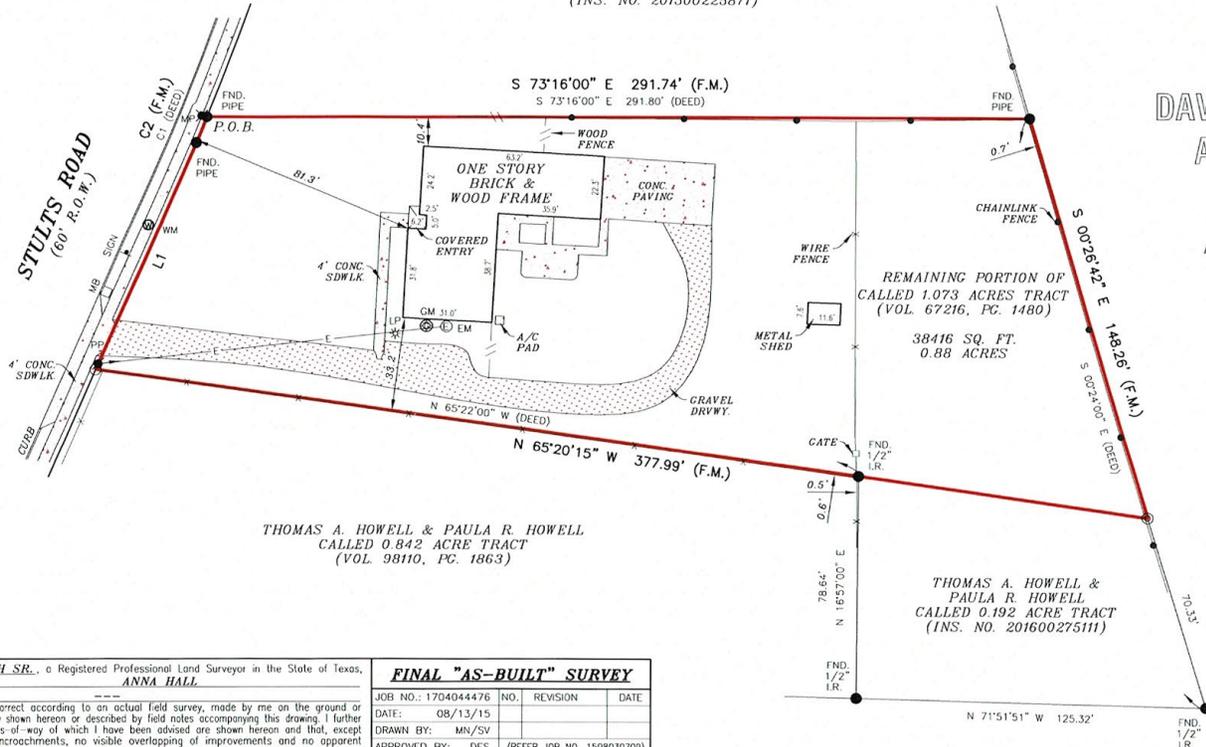
DAVID BARROW SURVEY ABSTRACT NO. 177

PRESBYTERIAN VILLAGE
NORTH PHASE III, SECTION 2
(VOL. 97198, PG. 4258)
LOT 2A, BLOCK A/7505

REMAINING PORTION OF
CALLED 1.073 ACRES TRACT
(VOL. 67216, PG. 1480)
38416 SQ. FT.
0.88 ACRES

THOMAS A. HOWELL & PAULA R. HOWELL
CALLED 0.192 ACRE TRACT
(INS. NO. 201600275111)

THOMAS A. HOWELL & PAULA R. HOWELL
CALLED 0.842 ACRE TRACT
(VOL. 98110, PG. 1863)

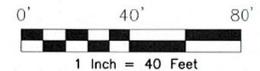


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- |—|— WOOD FENCE
- x—x— WIRE FENCE
- E—E— OVERHEAD ELECTRIC
- ⊙ SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- ⊕ WATER METER
- ⊖ ELECTRIC METER
- ⊗ GAS METER
- ⊙ POWER POLE
- ⊗ LIGHT POLE
- ⊙ METER POLE
- ⊠ MAILBOX
- ▲ SIGN
- ⊙ (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



I, **DONALD EDWARD SMITH SR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ANNA HALL**

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: **MARY ELLEN CARVAJAL**
Address: **8473 STULTS ROAD** GF No. _____

Survey of:
Remaining Portion of 1.073 acres of land being a portion of the Moorman C. LoCaste 7.78 acres of land out of the David Barrow Survey, Abstract No. 177, Dallas County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: _____

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	NO.	REVISION	DATE
1704044476			
DATE:	08/13/15		
DRAWN BY:	MN/SV		
APPROVED BY:	DCS (REFER JOB NO. 1508030709)		



DONALD EDWARD SMITH SR., R.P.L.S.,
Registered Professional Land Surveyor
Registration No. 2465

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED
DEED UNLESS OTHERWISE NOTED.

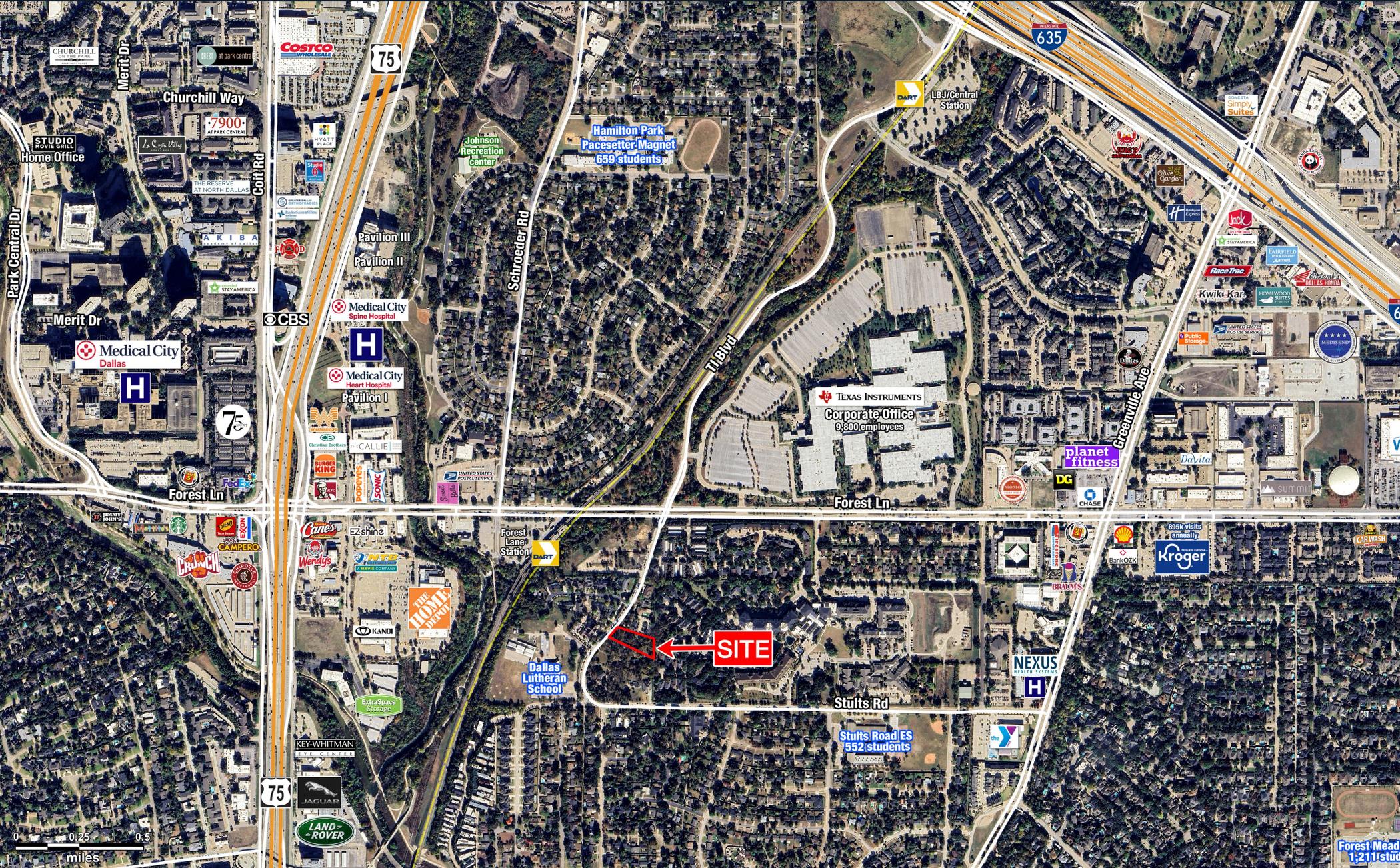
THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE _____ as verified by FEMA map Panel No. 88113C 0195 K effective date of JULY 7, 2014. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

AMERISURVEYORS LLC
101 W. McDermott Dr. Suite 115 Allen, Texas 75013
Phone: 214 677-4966 Email: order@amersurveyors.com

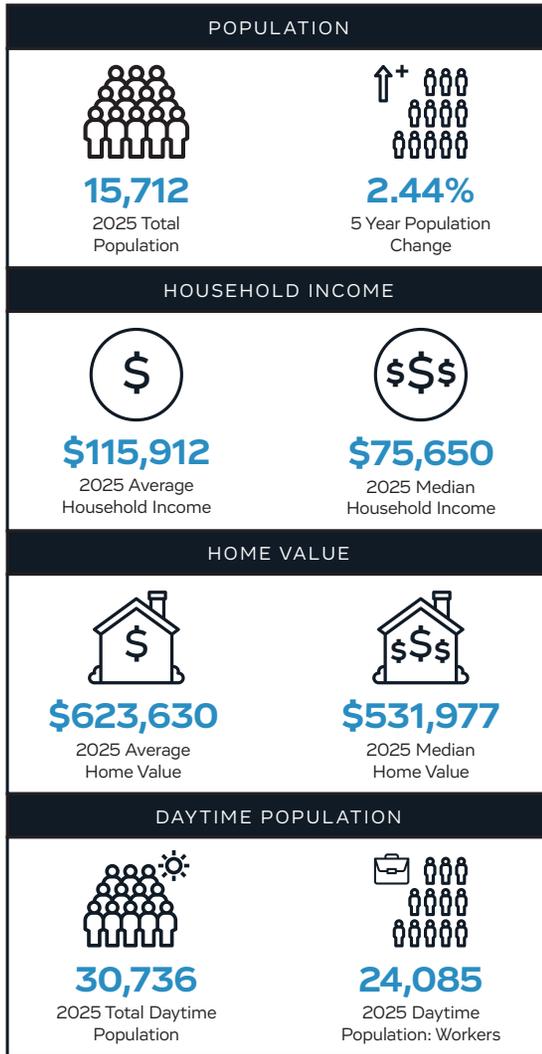
Copyright © AmeriSurveyors LLC. FRM REGISTRATION NUMBER 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the title company listed above under Commitment No./CF No. shown on this survey. email questions to: info@amersurveyors.com

PROPERTY AERIAL

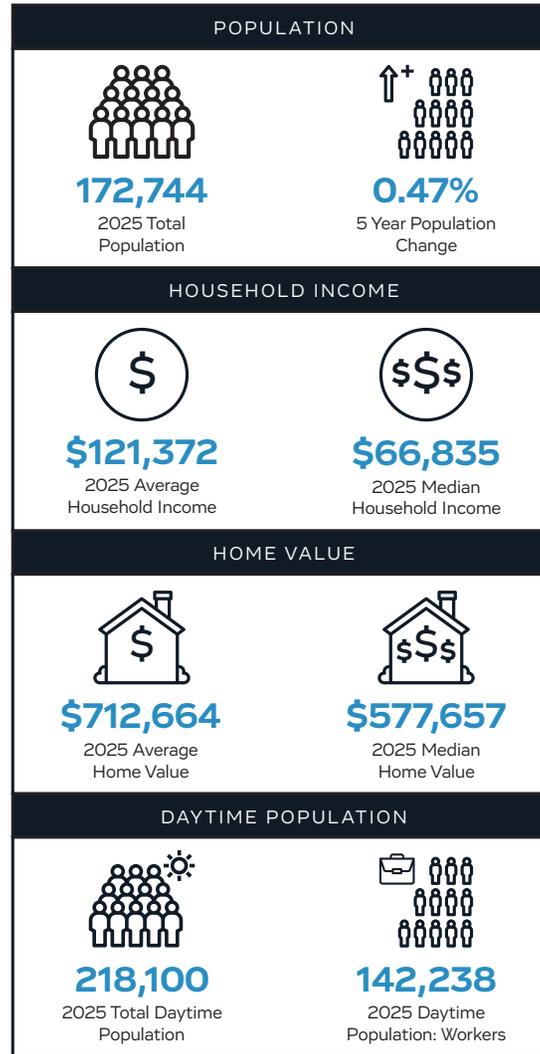


DEMOGRAPHICS

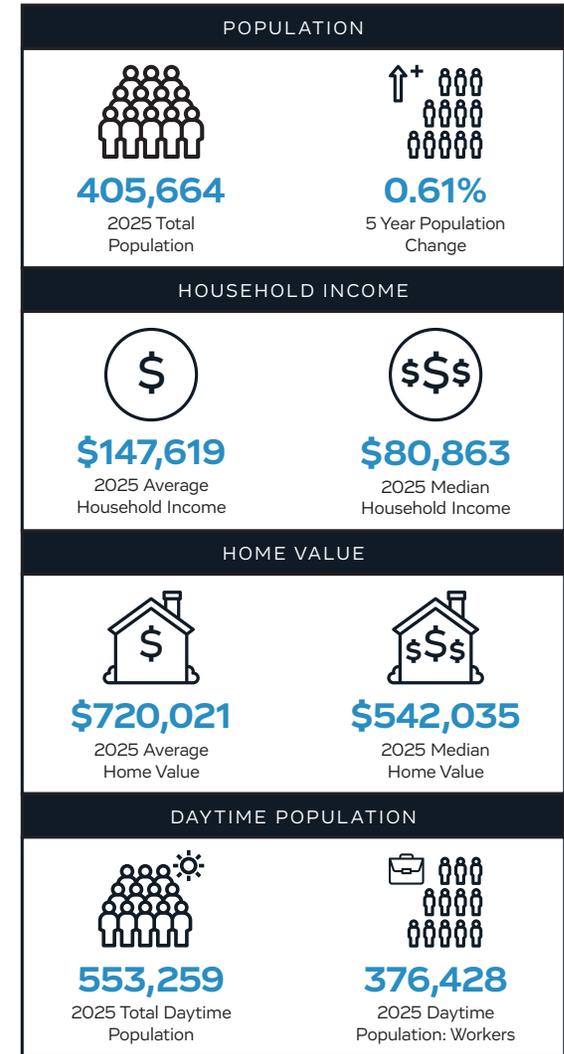
1 MILE



3 MILE



5 MILE



weitzman[®]

CONTACT:

COURT POWELL

VICE PRESIDENT - OFFICE

cpowell@weitzmangroup.com

214.442.7502

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically

instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

(214) 954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

Court Powell

Sales Agent/Associate's Name

590196

License No.

cpowell@weitzmangroup.com

Email

(214) 442-7502

Phone

Buyer/Tenant/Seller/Landlord Initials

Date