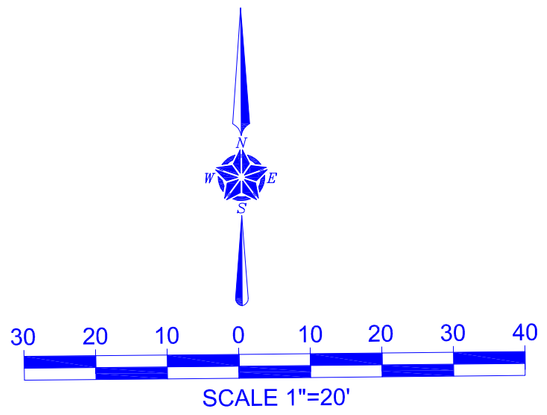
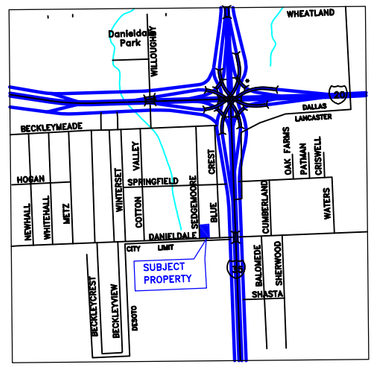


VICINITY MAP
(NOT TO SCALE)



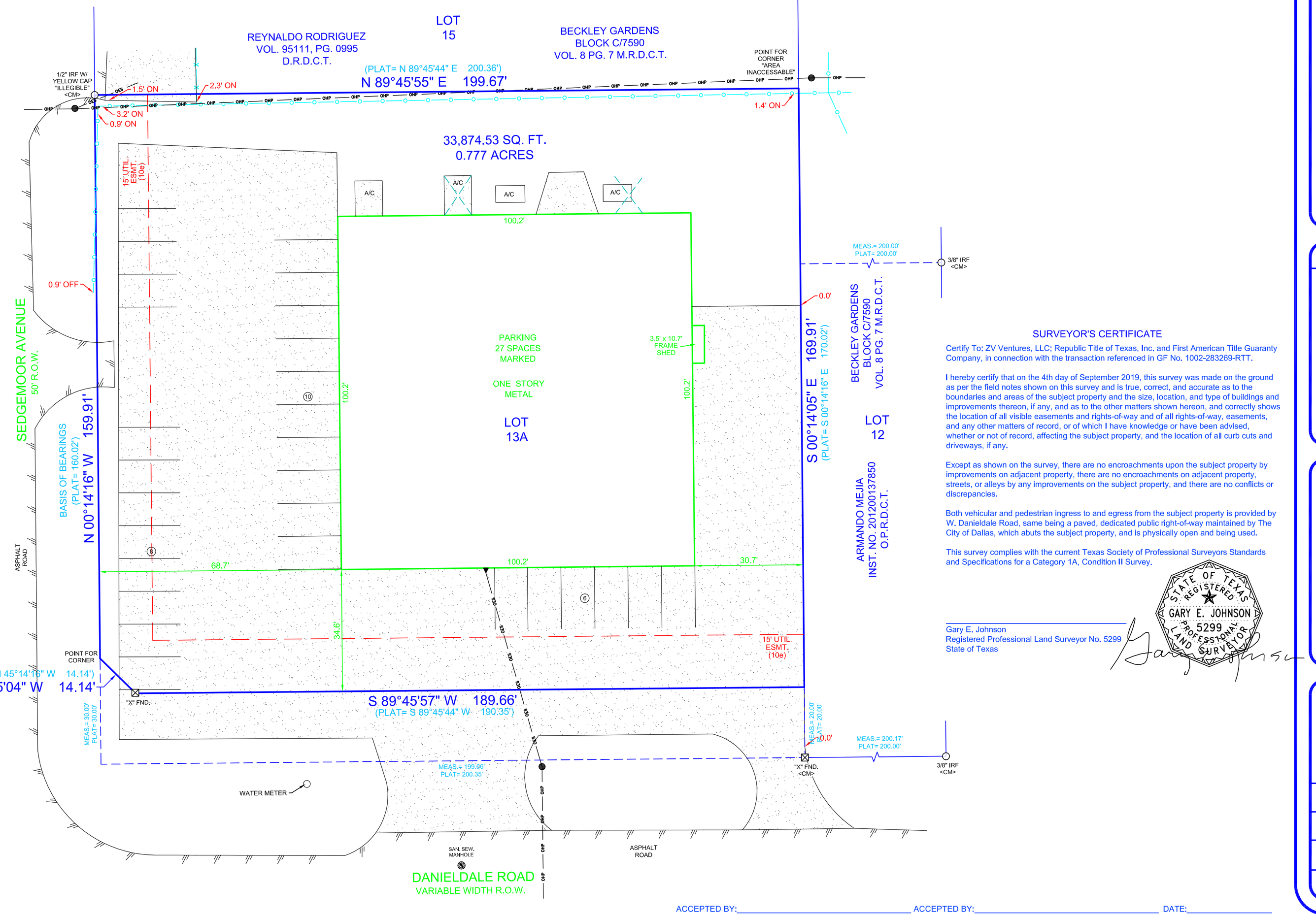
PROPERTY DESCRIPTION

This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at 223 W. DANIELDALE ROAD ,in the City of DALLAS ,Texas, Lot 13A Block C/7590 of BECKLEY GARDENS/SOUTHWEST INDEX TABS ADDITION , an addition to the City of DALLAS, DALLAS COUNTY ,Texas, according to the MAP THEREOF recorded in VOLUME 95024, PAGE 2205 of the MAP Records of DALLAS County, Texas, and Certificate of Correction filed 05/05/1995, recorded in Volume 95088, Page 2382, Real Property Records, Dallas County, Texas.

EXCEPTIONS TO THE TITLE COMMITMENT

AS PROVIDED BY REPUBLIC TITLE OF TEXAS, INC. AND FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NO. 1002-283269-RTT WITH AN EFFECTIVE DATE OF JULY 29, 2019 AND AN ISSUED DATE OF AUGUST 13, 2019.

Exception No.	Recording Information	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 e.	Vol. 95024, Pg. 2205 (PLAT)	15' utility easement	YES	YES



SURVEYOR'S CERTIFICATE

Certify To: ZV Ventures, LLC; Republic Title of Texas, Inc. and First American Title Guaranty Company, in connection with the transaction referenced in GF No. 1002-283269-RTT.

I hereby certify that on the 4th day of September 2019, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by W. Danieldale Road, same being a paved, dedicated public right-of-way maintained by The City of Dallas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

STATE OF TEXAS REGISTERED GARY E. JOHNSON 5299 PROFESSIONAL LAND SURVEYOR

Gary E. Johnson
Registered Professional Land Surveyor No. 5299
State of Texas

ACCEPTED BY:_____ ACCEPTED BY:_____ DATE:_____

REVISIONS

No.	Revision/Issue	Date

LEGEND

- HC HANDICAPPED SPACE
- 1 PARKING SPACE
- IRON ROD FOUND
- IRON ROD SET "TXHS"
- IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND / SET
- <CM> CONTROL MONUMENT
- S SANITARY SEWER MANHOLE COVER
- LIGHT POLE
- POWER POLE
- BRICK COLUMN
- AC AIR CONDITIONING
- FIRE HYDRANT
- ELECTRIC METER
- G GAS METER
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE (CENTER POST)
- METAL FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- CONCRETE PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- OES OVERHEAD ELECTRIC SERVICE
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE

GENERAL NOTES

1) According to the F.I.R.M. No. 48113C0490K , the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) All bearings, easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance *unless* otherwise noted.

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

CATEGORY 1A CONDITION II

223 W. DANIELDALE ROAD
LOT 13A, BLOCK C/7590
BECKLEY GARDENS/ SOUTHWEST
INDEX TABS ADDITION
DALLAS, DALLAS COUNTY, TEXAS

Task No.	1901915-1
Drawn By	KO
Date	09/10/2019
Scale	1"=20'