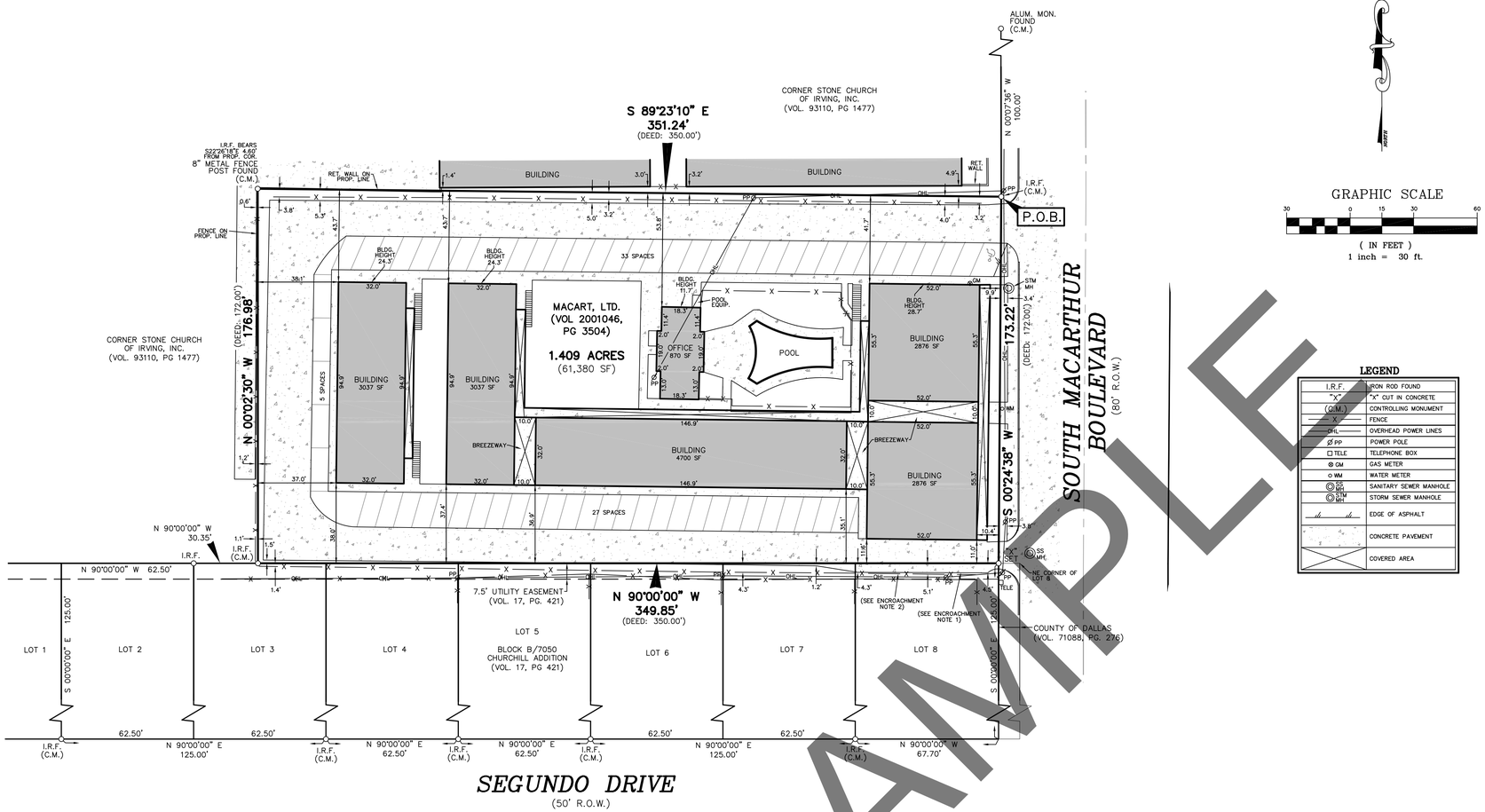

SEGUNDO DRIVE
(50' R.O.W.)

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

I.R.F.	IRON ROD FOUND
"X"	"X" CUT IN CONCRETE
(C.M.)	CONTROLLING MONUMENT
X	FENCE
OHL	OVERHEAD POWER LINES
Ø PP	POWER POLE
TELE	TELEPHONE BOX
GM	GAS METER
WM	WATER METER
SS MH	SANITARY SEWER MANHOLE
STM MH	STORM SEWER MANHOLE
	EDGE OF ASPHALT
	CONCRETE PAVEMENT
	COVERED AREA

FIELD NOTE DESCRIPTION:

BEING a 1.409 acre tract of land situated in the J. C. Read Survey, Abstract No. 1181, City of Irving, Dallas County, Texas and being all of that certain tract of land described in deed to Macart, Ltd. recorded in Volume 2001046, Page 3504 of the Deed Records of Dallas County, Texas, said 1.409 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of South MacArthur Boulevard (an 80-foot wide right-of-way) at the most easterly southeast corner of that certain tract of land described in deed to Corner Stone Church of Irving, Inc. recorded in Volume 93110, Page 1477 of the Deed Records of Dallas County, Texas, said point being the northeast corner of said Macart tract;

THENCE South 00 degrees 24 minutes 38 seconds West, with the west line of said South MacArthur Boulevard, a distance of 173.22 feet to an "X" cut set in concrete in the north line of Lot 8, Block B/7050 of Churchill Addition, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 17, Page 421 of the Map Records of Dallas County, Texas, said point being the northwest corner of a 10-foot wide strip of land described in deed to the County of Dallas recorded in Volume 71088, Page 276 of the Deed Records of Dallas County, Texas;

THENCE North 90 degrees 00 minutes 00 seconds West, departing the west line of said South MacArthur Boulevard and with the north line of said Block B/7050, a distance of 349.85 feet to a 1/2-inch iron rod found for the most southerly southeast corner of said Corner Stone Church of Irving tract;

THENCE North 00 degrees 02 minutes 30 seconds West, departing the north line of said Block B/7050 and with an east line of said Corner Stone Church of Irving tract, a distance of 176.98 feet to an 8-inch metal fence post found for corner;

THENCE South 89 degrees 23 minutes 10 seconds east, with a south line of said Corner Stone Church of Irving tract, a distance of 351.24 feet to the POINT OF BEGINNING, containing 1.409 acres of land, more or less.

NOTE: The property hereon described is the same as the pertinent property as described in Lawyers Title Insurance Corporation Commitment No. 2000 SL 605757-N, effective date December 5, 2000.

SURVEYOR'S CERTIFICATE:

To: Old Republic Site Management Services; and
Lawyers Title Insurance Corporation (Ref. GF No. 2000 SL 605757-N):

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/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and include optional items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), 14, 16 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, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

W. Thad Murley III
Registered Professional Land Surveyor No. 5802

NOTES:

1. Bearing system for this survey is based on the north line of Block B/7050 of Churchill Addition, an addition to the City of Irving, Dallas County, Texas according to the plat thereof recorded in Volume 17, Page 421 of the Map Records of Dallas County, Texas.
2. All iron rods found are 1/2-inch unless otherwise noted.
3. It is my opinion that the property described herein is not within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480180 0305 J, present effective date of map August 23, 2001, herein property is situated within Zone "X" (Unshaded).
4. Square footage of buildings shown hereon is based on the exterior footprint at ground level.
5. There was no evidence of recent earth moving work, building construction or building additions observed at the time of survey.
6. There was no evidence of changes in street right-of-way lines or recent street or sidewalk construction or repairs observed at the time of survey.
7. There was no evidence of site use as a solid waste dump, sump or sanitary landfill observed at the time of survey.

NOTES CORRESPONDING TO SCHEDULE "B":

10. Easement to Texas Power & Light Company recorded in Volume 2955, Page 392 does affect the subject property (blanket-style).
11. The property described in Volume 98052, Page 576 is the same property shown hereon.
12. Airport Zoning Ordinance No. 71-100 recorded in Volume 82173, Page 178 does affect the subject property (blanket-style).
13. Non-survey related item
14. Non-survey related item
15. Non-survey related item

ZONING INFORMATION:

The property shown hereon is zoned R-MF-2 (Multi-Family) according to the City of Irving GIS web site as accessed on June 10, 2008. According to Section 52-16b of the City of Irving Zoning Ordinance, the following restrictions apply to the subject property:

Minimum front setback:	35 feet, plus five feet for each story above 2
Minimum side and rear setback (ajacent to multi-family or nonresidential):	20 feet for 1 and 2 story, 25 feet for 3 story
Minimum lot width:	80 feet
Minimum lot depth:	80 feet
Maximum density:	18 units per acre
Maximum height:	3 stories (36 feet)
Maximum height (adjacent to single-family):	1 foot in height for each 3 feet from property line, or 2 stories (24 feet), whichever is less.
Maximum lot coverage (by buildings):	50 percent
Maximum lot coverage: (buildings, driveways and parking:	70 percent

VICINITY MAP SCALE 1"=2000'

ALTA/ACSM LAND TITLE SURVEY

1.409 acres out of the
J. C. Read Survey, Abstract No. 1181
City of Irving
Dallas County, Texas

ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O.Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

DRAWN BY: C.A.G. DATE: 06/05/2008 SCALE: 1"=30' CHECKED BY: W.T.M. ASC NO.: 2805265

SAMPLE