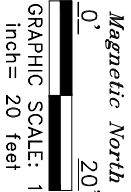
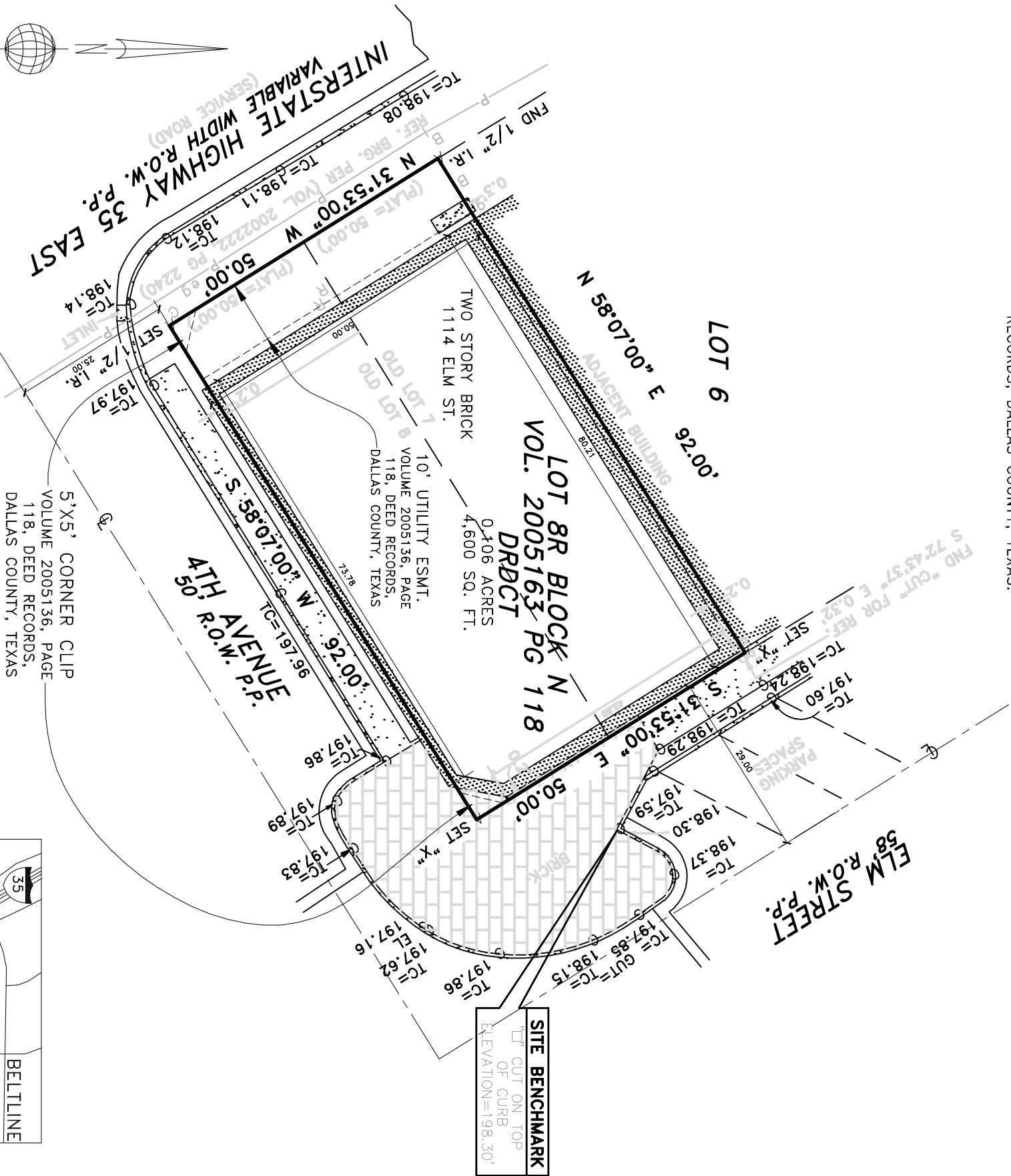


"LAND TITLE SURVEY"

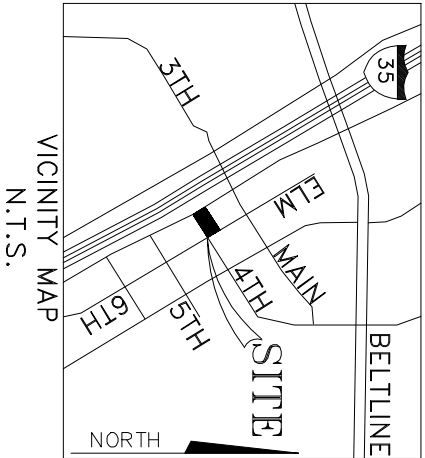
BEING LOT 8R, BLOCK N, OF
THE CORRECTED MAP OF CARROLLTON, AN ADDITION TO THE CITY
OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 2005136, PAGE 118, MAP
RECORDS, DALLAS COUNTY, TEXAS.



LEGEND	
●	POWER POLE
⊠	GAS METER
⊠	WATER METER
—P—	POWERLINE
—S—	OVERHEAD SERVICE LINE
—//—	WOOD FENCE
—X—	CHAIN LINK FENCE
R	CLEAN OUT
□	TELEPHONE BOX
—	PROPERTY LINE
---	EASEMENT LINE
⊙	FIBER OPTIC SIGN
⊠	TRANSFORMER AND PAD
///	ASPHALT SURFACE
.....	CONCRETE

THIS IS TO CERTIFY THAT THE ABOVE SHOWN PROPERTY AS
PUBLISHED IN COMMUNITY PANEL 480167 0160J, LIES WITHIN ZONES X
& X (SHADED), MAP DATED 08-23-01 OF THE FLOOD INSURANCE RATE
MAP, PER F.E.M.A. FLOOD INSURANCE RATE MAP, ZONE X (SHADED) IS
IN AN AREA OF THE 500-YEAR FLOOD PLAIN. (AREAS OF 100-YEAR
FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS
LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM
100-YEAR FLOOD.)

ADDRESS=1114 ELM STREET NOTES: 1) ALL 1/2" IRON RODS SET FOR
CORNER AS SHOWN HEREON HAVE A YELLOW CAP STAMPED R.P.L.S. NO.
2628. 2) (P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, R.O.W.'S, ETC.
AS SHOWN ON THIS SURVEY ARE PER PLAT REFERENCED IN LEGAL
DESCRIPTION HEREON. 3) ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE
PER PLAT UNLESS OTHERWISE NOTED. 4) ALL ELEVATIONS SHOWN HEREON
ARE ASSUMED AND RELATIVE TO EACH OTHER ONLY. 5) ALL BENCHMARKS,
ADJACENT GRADE BEAMS AND PROPOSED TOP OF BEAM ELEVATIONS MUST
BE CHECKED AND VERIFIED BY BUILDER. ALTHOUGH GREAT CARE HAS BEEN
TAKEN TO ENSURE THAT THESE GRADES ARE CORRECT, IT IS THE LIABILITY
AND RESPONSIBILITY OF THE BUILDER TO VERIFY THESE ELEVATIONS PRIOR
TO CONSTRUCTION.



THIS SURVEY WAS PERFORMED FOR:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE
AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT
RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING
THEREFROM.

NAME CALVERT & CO. ARCHITECTS, INC.
JOB NO. LOFTS AT CARROLLTON 11-06-12
EFFECTIVE DATE OCTOBER 18 2012
ISSUE DATE NOVEMBER 7, 2012
DATE 11-27-12
GF# LT1929-1929004626
DRN. BY MARK PEEPLES

I, MICHAEL PEEPLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO
HEREBY CERTIFY TO FROST BANK, A TEXAS STATE BANK, AND IT'S SUCCESSORS AND IT'S ASSIGNS,
LAWYERS TITLE COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 1114 ELM STREET, L.P.,
AND 1011 BROADWAY CORPORATION THAT THIS SURVEY SATISFIES ALL REQUIREMENTS OF A
CATEGORY 1A, CONDITION II SURVEY PURSUANT TO THE STANDARDS OF THE TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS, AND THAT THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE
REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY
UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE
PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY AT THE DISTANCES
INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS
OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT.

Michael N. Peeples

MICHAEL N. PEEPLES

R.P.L.S. NO. 2628



WP

MICHAEL PEEPLES
ENGINEERS & PLANNERS
1890 E. ROSEMEADE PKWY #205 - CARROLLTON,
TX 75007 214-831-8948 (TEL) 214-731-8949 (FAX)