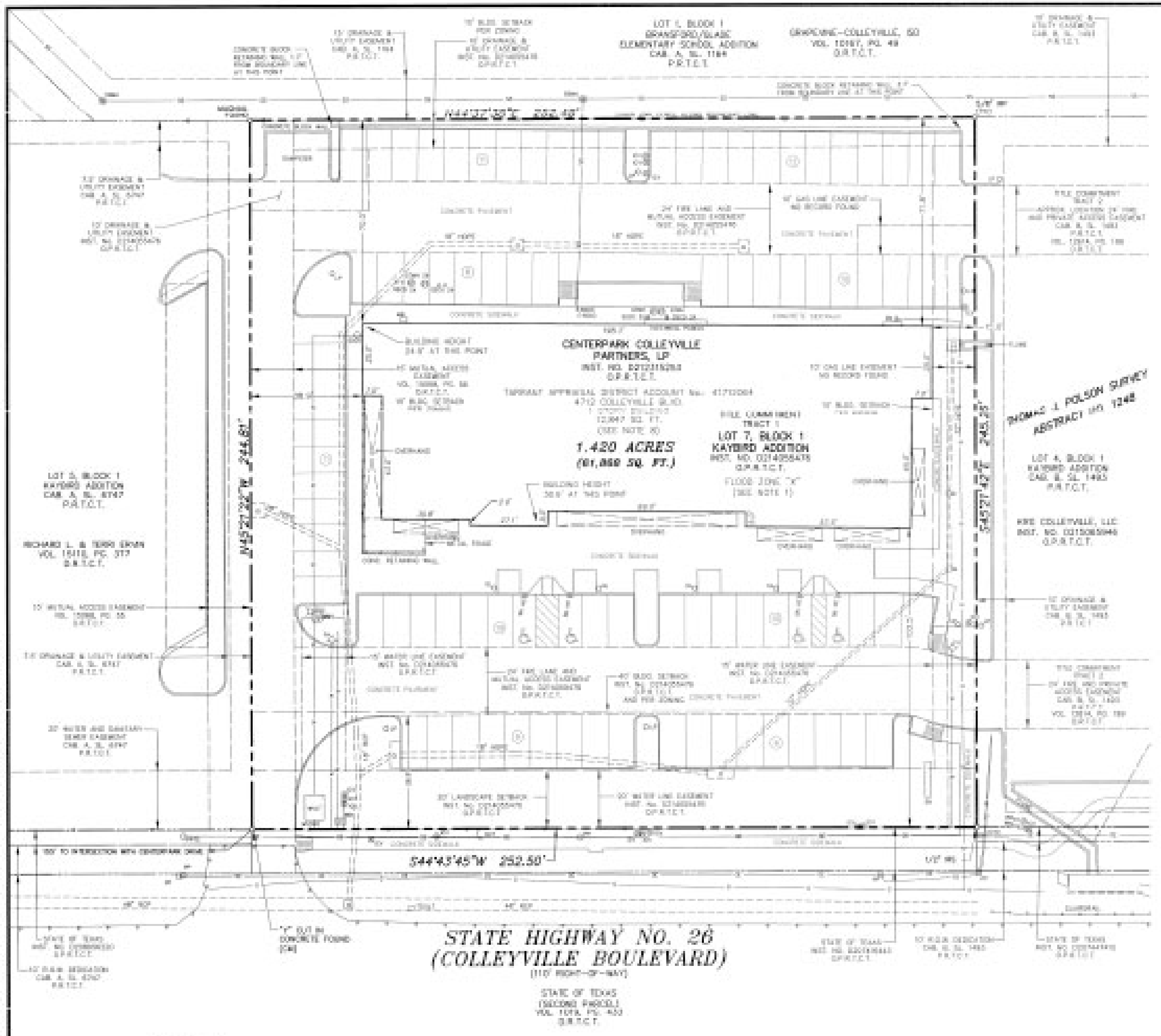
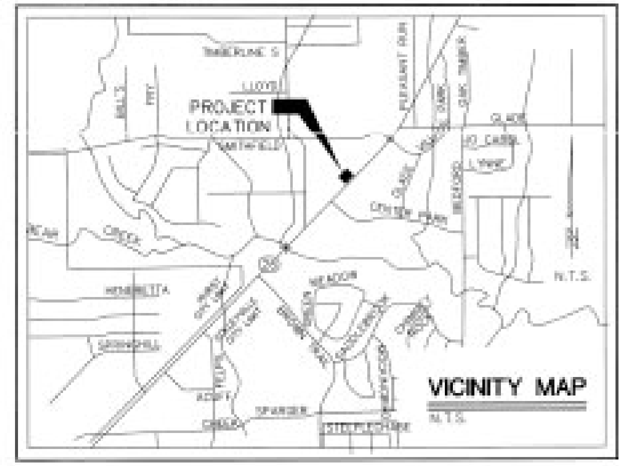


ZONE "CC-2" SHOPPING CENTER DISTRICT HEIGHT, FLOOR SPACE, PARKING AND SETBACK REQUIREMENTS (SEE NOTE 9)		
HEIGHT RESTRICTIONS	FRONT YARD SETBACK	PARKING
2 STORIES AND 35 FEET 4 STORIES IF IN A PUD	40 FEET	89 TOTAL PARKING SPACES REQUIRED
MAXIMUM LOT COVERAGE	SIDE YARD SETBACK	REAR YARD SETBACK
60%	25 FEET ABUTTING RESIDENTIAL 10 FEET ABUTTING NON-RESIDENTIAL	25 FEET ABUTTING RESIDENTIAL 10 FEET ABUTTING NON-RESIDENTIAL



FIELD NOTES

TRACT 1:
BEING A TRACT OF LAND LOCATED IN THE THOMAS J. POLSON SURVEY, ABSTRACT NO. 1248, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 7, BLOCK 1, KAYBIRD ADDITION, LOT 7, BLOCK 1, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D214055476, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.).

TRACT 2:
A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, FOR THE BENEFIT OF TRACT 1 AS CREATED BY THAT CERTAIN EASEMENT AND USE AGREEMENT EXECUTED BY AND BETWEEN BOO SELLERS AND SHALLOW CREEK RESTAURANT, INC., A TEXAS CORPORATION DATED DECEMBER 12, 1996, RECORDED IN VOLUME 12614, PAGE 199, DEED RECORDS, TARRANT COUNTY, TEXAS.

TRACT 3:
NON-EXCLUSIVE EASEMENT GRANTED PURSUANT TO EASEMENT AGREEMENT EXECUTED BY BOO SELLERS TO CITY OF COLLEYVILLE, DATED DECEMBER 11, 1992, FILED FEBRUARY 11, 1993, RECORDED IN VOLUME 10945, PAGE 1553, DEED RECORDS, TARRANT COUNTY, TEXAS.

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 48439C0085K, MAP REVISED SEPTEMBER 25, 2009, THE SUBJECT TRACT LIES WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR [illegible] IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE No. [illegible], EFFECTIVE DATE DECEMBER 11, 2015, ISSUED DATE JANUARY 14, 2016.

6. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

7. THE SUBJECT TRACT CONTAINS 80 STRIPED PARKING SPACES, OF WHICH 4 ARE DESIGNATED AS HANDICAPPED ACCESSIBLE.

8. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

9. ACCORDING TO THE PRELIMINARY ZONING COMPLIANCE REPORT PREPARED BY GLOBAL ZONING, LLC, FOR SENWORTH NORTH AMERICA CORPORATION, DATED DECEMBER 22, 2015, JOB No. 1186, THE SUBJECT TRACT IS ZONED "CC-2" SHOPPING CENTER DISTRICT.

10. THE SUBJECT TRACT CONTAINS NO APPARENT ENCROACHMENTS OR PROTRUSIONS.

NOTES ADDRESSING TITLE COMMITMENT SCHEDULE "B" ITEMS

1. THE FOLLOWING EASEMENTS AND BUILDING LINES AS SHOWN ON THE PLAT RECORDED UNDER CLERK'S FILE No. D214055476, O.P.R.T.C.T., ARE LOCATED ON THE SUBJECT TRACT AND ARE SHOWN HEREON (ITEM 10g – AS TO TRACT 1 ONLY):
24' FIRE LANE AND MUTUAL ACCESS EASEMENT OVER AND ACROSS SUBJECT TRACT.
20' LANDSCAPE SETBACK LOCATED OVER THE SOUTHEAST LOT LINE.
15' WATER LINE EASEMENT LOCATED OVER THE NORTHEAST AND SOUTHWEST LOT LINE.
20' WATER EASEMENT LOCATED OVER THE SOUTHEAST SIDE; AND
15' DRAINAGE AND UTILITY EASEMENT LOCATED OVER THE NORTHWEST LOT LINE.

2. THE MUTUAL ACCESS EASEMENT RECORDED IN VOLUME 13088, PAGE 56, D.R.T.C.T. IS LOCATED ON THE SUBJECT TRACT AND IS SHOWN HEREON (ITEM 10i – AS TO TRACT 1 ONLY).

3. THE SUBJECT TRACT IS A PORTION OF THE LAND DESCRIBED IN THE MEMORANDUM OF OIL AND GAS LEASE RECORDED IN INSTRUMENT No. [illegible], O.P.R.T.C.T. (ITEM 10j – AS TO TRACT 1 ONLY).

4. THE SUBJECT TRACT IS THE SAME TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT No. D212315263, O.P.R.T.C.T. [illegible]

5. THE SUBJECT TRACT IS A PORTION OF THE LAND DESCRIBED AS TRACT 1 IN EXHIBIT "A" OF THE EASEMENT AND USE AGREEMENT RECORDED IN VOLUME 12614, PAGE 199, D.R.T.C.T. THE EASEMENTS DEPICTED IN EXHIBIT "C" OF SAID AGREEMENT DIRECTLY ABUT THE NORTHEAST LINE OF THE SUBJECT TRACT (TRACT 1 HEREIN) AND ARE SHOWN HEREON. THE EASEMENT DEPICTED IN EXHIBIT "B" OF SAID AGREEMENT IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10m – AS TO TRACT 1 ONLY)

6. NONE OF THE EASEMENTS OR BUILDING LINES SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 1493, P.R.T.C.T., ARE LOCATED ON THE SUBJECT TRACT (TRACT 1 HEREIN). HOWEVER, THE 24' AND 30' FIRE AND PRIVATE ACCESS EASEMENTS SHOWN ON SAID PLAT ARE THE SAME EASEMENTS DESCRIBED IN THE EASEMENT AND USE AGREEMENT RECORDED IN VOLUME 12614, PAGE 199, D.R.T.C.T. (ITEM 10q – AS TO TRACT 2 ONLY)

7. THE SUBJECT TRACT (TRACT 1 HEREIN) IS A PORTION OF THE LANDS DESCRIBED IN EXHIBITS "A" AND "B" IN THE EASEMENT AGREEMENT RECORDED IN VOLUME 10945, PAGE 1553, D.R.T.C.T. HOWEVER, THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN SAID AGREEMENT ARE NOT PLOTTABLE. (ITEM 10r)

8. NONE OF THE EASEMENTS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 1164, P.R.T.C.T. ARE LOCATED ON THE SUBJECT TRACT (TRACT 1 HEREIN) (ITEM 10u)

SURVEYOR'S STATEMENT

TO CENTERPARK COLLEYVILLE PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP; [illegible], LLC, A TEXAS LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; [illegible], LLC; [illegible] RETAIL, LLC, A TEXAS LIMITED LIABILITY COMPANY; SENWORTH LIFE INSURANCE COMPANY, A DELAWARE CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND 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, 14 AND 21 OF TABLE A THEREOF.

SURVEYED ON THE GROUND
NOVEMBER [illegible]

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 5373
E-MAIL: [illegible]

ALTA/ACSM
LAND TITLE SURVEY

PREPARED BY
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E, ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033000

REVISIONS	DATE	BY
[illegible]	[illegible]	A.L.J.
[illegible]	[illegible]	A.L.J.
[illegible]	[illegible]	A.L.J.

ALTA/ACSM LAND TITLE SURVEY
LOT 7, BLOCK 1, KAYBIRD ADDITION
LOCATED IN THE THOMAS J. POLSON SURVEY, ABSTRACT No. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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SHEET NO.
1 OF 2