

LEGEND

- F.H. FIRE HYDRANT
- X SET CHISELED "X" SET
- X FOUND CHISELED "X" FOUND
- IRON IRON ROD FOUND (SIZE AS NOTED)
- IRON IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SSAN SANITARY SEWER MANHOLE
- STNH STORM SEWER MANHOLE
- WWH WATER MANHOLE
- CO SAN. SWR. CLEAN OUT
- CV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- B BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- SV SIGNAL VAULT
- EB ELECTRIC BOX
- EV ELECTRIC VAULT
- SS STREET SIGN
- CM CABLE MARKER
- CB CABLE BOX
- S SIGN
- OAS AUTO SPRINKLER TRANSFORMER PAD
- TFPD TRANSFORMER PAD
- LP LIGHT POLE
- (6) TITLE NOTE REFERENCE
- (P) PARKING COUNT
- (T) TREE

PARKING TABULATION
 REGULAR PARKING = 19
 HANDICAP PARKING = 1
 TOTAL PARKING = 20

LOT 4
 CALLOWAY ACRES
 VOL. 1481, PG. 285 DRTCT
 SOCIETY OF SAINT
 PIUS X OF TEXAS
 INST. #0192160942

LOT 3-R
 CALLOWAY ACRES
 VOL. 388-197, PG. 10 PRCT

ANNIKA SULLIVAN
 INST. #210249561
 LOT 3
 CALLOWAY ACRES
 VOL. 1481, PG. 285 DRTCT

K22K INVESTMENTS, LLC
 0.4132 AC.
 18,000 SQ. FT.
 LOT 3-R
 CALLOWAY ACRES
 VOL. 388-197, PG. 10
 PRCT
 ONE STORY BUILDING
 3807 PARCHMAN ST
 ±5,463 S.F. (FOOTPRINT)

LEONA URBANOVSKY
 INST.#D210256888
 REM. LOT 2
 CALLOWAY ACRES
 VOL. 1481, PG. 285 DRTCT

LOT 1-R
 CALLOWAY ACRES
 VOL. 388-156, PG. 55 PRCT

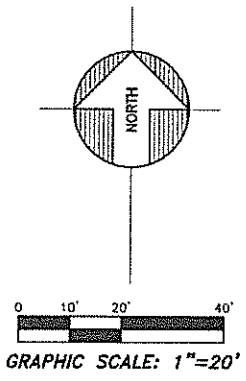
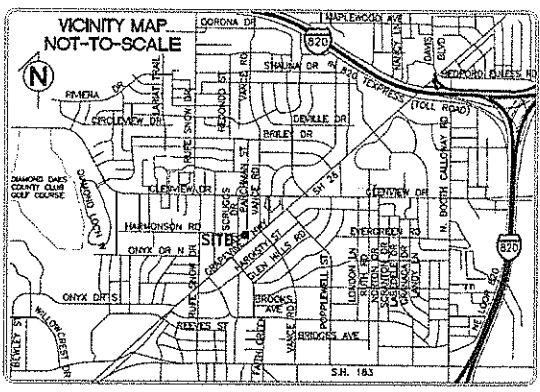
SCRUGGS DRIVE

PARCHMAN STREET

FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48439C0205K, MAP REVISED, SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
 ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION
 TO: CHRIS KUHN; K22K INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY (OF NUMBER: 844311[F-TX-CP-GL]):
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(b)(1), 8, 9 AND 13 OF TABLE A THEREOF.
PRELIMINARY / FOR REVIEW

DAVID PETREE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1890



SURVEY PLAT
 TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND BEING A PORTION OF LOT 3-R, OF CALLOWAY ACRES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-197, PAGE 10, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF PARCHMAN STREET (50 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3-R AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER D. URBANOVSKY AND LEONA K. URBANOVSKY AS RECORDED BY INSTRUMENT NO. D210256888 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;
 THENCE SOUTH 89° 42' 28" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID PARCHMAN STREET AND ALONG THE COMMON LINE OF SAID 3-R AND URBANOVSKY TRACT FOR A DISTANCE OF 125.00 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 88° 47' 57" EAST AT A DISTANCE OF 0.30 FEET; SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3-R AND THE COMMON NORTHWEST CORNER OF SAID URBANOVSKY TRACT AND BEING ON THE EAST LINE OF THE REMAINDER OF CALLOWAY ACRES, AS RECORDED IN VOLUME 1481, PAGE 285 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;
 THENCE NORTH AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 3-R AND PASSING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ANNIKA SULLIVAN AS RECORDED IN INSTRUMENT NO. 210249561 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 3-R AND SAID CALLOWAY ACRES AND ALONG THE EAST LINE OF SAID ANNIKA SULLIVAN TRACT FOR A DISTANCE OF 144.00 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 47° 33' EAST AT A DISTANCE OF 0.7 FEET;
 THENCE NORTH 89° 42' 28" EAST AND ACROSS SAID LOT 3-R AND ALONG THE NORTH LINE OF HEREIN DESCRIBED TRACT FOR A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF AFORESAID PARCHMAN STREET; SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF AFORESAID PARCHMAN STREET;
 THENCE SOUTH (BASIS OF BEARING FROM AFORESAID PLAT 388-197/10) AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 3-R AND THE WEST RIGHT-OF-WAY LINE OF AFORESAID PARCHMAN STREET FOR A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,000 SQUARE FEET OR 0.4132 ACRES OF LAND, MORE OR LESS.

TITLE NOTES
 ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (OF NUMBER: 844311[F-TX-CP-GL]), EFFECTIVE DATE OF AUGUST 28, 2018, ISSUED DATE OF SEPTEMBER 11, 2018, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE AS INDICATED ON SCHEDULE B THEREOF:
 1. RESTRICTIVE COVENANTS OF RECORD RECORDED IN VOLUME 388497, PAGE 10, MAP AND/OR PLAT RECORDS, TARRANT COUNTY, TEXAS.
 10(c). A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)
 10(f). THE UTILITY EASEMENT(S) AS SET OUT ON PLAT/MAP IN VOLUME 388-197, PAGE 10 OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)
 10(g). EASEMENT RECORDED ON JUNE 25, 1987 IN VOLUME 8988, PAGE 994, OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)
 10(h). MEMORANDUM OF OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN RECORDED ON AUGUST 18, 2011 IN COUNTY CLERK'S FILE NO. D211199589, OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BETWEEN WARREN PROPERTIES, LNC. AS LESSOR AND THE CAFFEY GROUP, LLC AS LESSEE.

ALTA/NSPS LAND TITLE SURVEY
0.4132 ACRE PARCEL
PART OF LOT 3-R
CALLOWAY ACRES ADDITION
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600

DATE: SEPTEMBER 26, 2018
 SCALE: 1"= 20'

DRPETREE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION No. 10105700
 F:\Parchman.3807\FortWorth