LEGEND

**GENERAL NOTES** 

PROPERTY DESCRIPTION

6350 GLENVIEW DRIVE

1"=30' 9/17/2021 2119431 SEE CERT. TER

**EXCEPTIONS TO THE TITLE COMMITMENT** 

**EXISTING PROPERTY CONDITIONS** 

**ZONING REQUIREMENTS** 

## Being Lot 20—R, Block 4, Diamond Loch Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388—205, Page 24, Plat Records, Tarrant County, Texas. (1) MINIMUM LOT AREA EXISTING EDGE ASPHALT PAVING OWP EXISTING OVERHEAD POWER LINE O EXISTING CHAINLINK FENCE EXISTING WOOD FENCE X EXISTING BARBED WIRE FENCE EXISTING WROUGHT IRON FENCE 1) Bearings based on Diamond Loch Addition, an Addition to the City of Nort Richland Hills, Tarrant County, Texas, according to the Map or Plat thereof recorded in Yolume 388–205, Page 24, Plat Records, Tarrant County, Texas. (2) MINIMUM LOT WIDTH (3) MINIMUM FRONT YARD 10.f. VOL. 388-205, PG. 24 YES YES (4) MINIMUM SIDE YARD -EXISTING WROUGHT IRON FI GUY WIRE POWER POLE 1/2" IRON ROD FOUND 1/2" IRON ROD SET 5/8" IRON PIPE FOUND FENCE POST CORNER "Y" FOUND IN CONCRETE CONTROLLING MONUMENT UNDERGROUND ELECTRIC OBRICK OUND THE CONTROLLING CONFERD PORCH DECK YES 10.g. VOL. 8618, PG. 1213 TX ELEC. SERVICE ESMT. YES (5) MINIMUM REAR YARD 10.h. NOT SURVEY RELATED NOR SURVEY RELATED (6) MAXIMUM LOT COVERAGE (7) MAXIMUM HEIGHT (8) MAXIMUM DENSITY (9) MINIMUM PARKING REQUIRED BRICK COLUMN COVERED PORCH, DECK OR CARPORT FIRE HYDRANT LIGHT POLE VAULT + POINT FOR CORNER TOURSED + POINT FOR CORNER or additional information about the Yard, Lot and Space Regulations lease call Development Services, \_\_\_\_\_ and ask for Zoning. $\boxtimes$ oning report was not provided at the time of survey. **VICINITY MAP** NOT TO SCALE SURVEYOR'S NOTES Except as shown on the survey, there are no visible easements or rights of Except as shown on the survey, there are no visible easements or rights of way. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys, upon the subject property. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of August 22, 2021, issued by Allegiance Title Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment. That the subject property has access to and from a duly dedicated and accepted public street or highway. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress. The record description of the subject property forms a mathematically closed figure. 75,111 Sq. Feet 1.72 Acres figure. Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48439002051, with a date of Identification of 3/21/2019, for Community No. 480607, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is (3) 쯤 SURVEYOR'S CERTIFICATE This survey is made relying on information provided by Allegiance Title Company in connection with the transaction described in GF# 21125243-ALPL. The undersigned, being a registered land surveyor of the State of Texas certifies to Grand Properties, LP, a Texas limited partnership and Allegiance Title Company as follows: 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/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016 and includes thems 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 9/17/2021. **SPECIAL USE PERMIT LOCATION** Allegiance essional Land Surveyor No. 5633 REVISIONS C.B.G. Surveying Texas, I 12025 Shiloh Rd. Suite 230 ALTA/NSPS LAND TITLE SURVEY LOT 20-R, BLOCK 4, DIAMOND LOCH ADDITION LOT 12 LOT 9 NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS SCALE DATE JOB NO. G.F. NO. DRAWN

CONCEPTUAL. NOT FOR PERMITTING.