

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, GP NO.: 141547, WITH AN EFFECTIVE DATE OF AUGUST 5, 2019 AT 8:00 A.M.

## TITLE LEGAL DESCRIPTION

## RECORD LEGAL DESCRIPTION:

PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75504-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

## AS SURVEYED LEGAL DESCRIPTION

## AS SURVEYED LEGAL DESCRIPTION:

PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE NE CORNER OF LOT 7A, BLOCK A ACCORDING TO THE ABOVE MENTIONED PLAT;

THENCE S 01°28'00" W ALONG THE WEST RIGHT OF WAY LINE OF BOOTH CALLOWAY ROAD 199.08 FEET TO A SET 1/2" IRON PIN;

THENCE S 00°50'00" W ALONG THE WEST RIGHT OF WAY LINE OF BOOTH CALLOWAY ROAD 162.15 FEET TO A SET CUT "X";

THENCE S 44°41'13" W 30.30 FEET TO A SET CUT "X";

THENCE S 89°51'20" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 96.62 FEET TO A SET 1/2" IRON PIN W/RPS CAP 5593;

THENCE S 88°39'21" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 278.90 FEET TO A SET CUT "X";

THENCE N 00°16'00" W 387.84 FEET TO A FOUND 1/2" IRON PIN;

THENCE N 89°46'00" E 401.30 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 152,467 SQUARE FEET OR 3.5002 ACRES MORE OR LESS.

## FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "X", "X SHAIDED", AND "AE" ON FLOOD INSURANCE RATE NUMBER 48439C0208K, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

## BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS PART OF THE NORTH R/W LINE OF GLENVIEW DR, WHICH BEARS S 89°15'13" W PER TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.

## NOTES CORRESPONDING TO SCHEDULE B

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

UTILITY EASEMENT, 10 FEET BY 10 FEET, LOCATED IN THE NORTHEASTERLY CORNER OF THE PREMISES, AS SHOWN ON PLAT RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

TEXAS UTILITIES ELECTRIC UNDERGROUND EASEMENT, 5 FEET IN WIDTH, ALONG THE EAST PROPERTY LINE, AS RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

TEXAS UTILITIES UNDERGROUND ELECTRIC EASEMENT, 10 FEET IN WIDTH, OVER AND ACROSS THE PREMISES, AS RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

SANITARY SEWER EASEMENT, 10 FEET IN WIDTH, ALONG THE SOUTH PROPERTY LINE, AS RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

LONE STAR GAS CO. EASEMENT, 25 FEET IN WIDTH, ALONG THE SOUTH PROPERTY LINE, AS RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN M. CALLOWAY AND LONE STAR GAS COMPANY, BY INSTRUMENT DATED FEBRUARY 1, 1918, FILED MAY 7, 1918, RECORDED IN/UNDER VOLUME 549, PAGE 18, AND AS AFFECTED BY INSTRUMENT RECORDED IN/UNDER VOLUME 4040, PAGE 31, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN MRS. O.H. CALLOWAY AND TARRANT COUNTY WATER SUPPLY CORP. BY INSTRUMENT DATED MARCH 20, 1961, FILED MARCH 9, 1962, RECORDED IN/UNDER VOLUME 3660, PAGE 495, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN FOUR SEASONS NURSING CENTERS OF AMERICA, INC. AND TEXAS ELECTRIC SERVICE COMPANY, BY INSTRUMENT DATED JULY 1, 1969, FILED AUGUST 4, 1969, RECORDED IN/UNDER VOLUME 4762, PAGE 205, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN/UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT VOLUME 388-216, PAGE 32. (AFFECTS, PLOTTED AND SHOWN)

TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF EASEMENT AND AGREEMENT FOR UNDERGROUND UTILITY, BY AND BETWEEN FOUR SEASONS NURSING CENTERS, INC. AND TEXAS ELECTRIC SERVICE COMPANY, DATED AUGUST 10, 1988, FILED MAY 31, 1989, RECORDED IN/UNDER VOLUME 9605, PAGE 769, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, PLOTTED AND SHOWN)

TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OWNER AGREEMENT AND COVENANT, BY AND BETWEEN FOUR SEASONS NURSING CENTERS, INC. AND CITY OF NORTH RICHLAND HILLS, DATED JULY 2, 1982, FILED NOVEMBER 22, 1982, RECORDED IN/UNDER VOLUME 7395, PAGE 588, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF EASEMENT AND RIGHT OF ENTRY AGREEMENT, BY AND BETWEEN MANOR CARE AND CHARTER COMMUNICATIONS, DATED JANUARY 10, 2000, FILED APRIL 5, 2001, RECORDED IN/UNDER VOLUME 14813, PAGE 9, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

## NOTES CORRESPONDING TO SCHEDULE B

INTENTIONALLY DELETED

TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF SUBORDINATION AND ATTORNEYMENT AGREEMENT, BY AND BETWEEN 7625 GLENVIEW DRIVE TX LLC, (LANDLORD), GREYSTONE SERVING CORPORATION, INC. (LENDER), AND ARROWHEAD MASTER TENANT LLC (TENANT), DATED AUGUST 16, 2018, FILED AUGUST 17, 2018, RECORDED IN/UNDER CLERK'S FILE NO. D218183851, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AS TO ITS AFFECT ON AN UNRECORDED MASTER LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. (UNABLE TO DETERMINE, REQUIRES CLERK'S FILE NO. D218183851)

TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF SUBORDINATION AND ATTORNEYMENT AGREEMENT, BY AND BETWEEN ARROWHEAD MASTER TENANT LLC, (SUBLANDLORD), GREYSTONE SERVING CORPORATION, INC. (LENDER), AND GLENVIEW POST ACUTE LLC (SUBTENANT), DATED AUGUST 16, 2018, FILED AUGUST 17, 2018, RECORDED IN/UNDER CLERK'S FILE NO. D218183853, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AS TO ITS AFFECT ON AN UNRECORDED SUBLEASE AGREEMENT BETWEEN SUBLANDLORD AND SUBTENANT. (UNABLE TO DETERMINE, REQUIRES CLERK'S FILE NO. D218183853)

TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF SUBORDINATION AND ATTORNEYMENT AGREEMENT, BY AND BETWEEN GLENVIEW POST ACUTE LLC, (SUBLANDLORD), GREYSTONE SERVING CORPORATION, INC. (LENDER), AND CORVELL COUNTY MEMORIAL HOSPITAL AUTHORITY (SUBTENANT), DATED AUGUST 16, 2018, FILED AUGUST 17, 2018, RECORDED IN/UNDER CLERK'S FILE NO. D218183852, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AS TO ITS AFFECT ON AN UNRECORDED SUBLEASE AGREEMENT BETWEEN SUBLANDLORD AND SUBTENANT. (UNABLE TO DETERMINE, REQUIRES CLERK'S FILE NO. D218183852)

## AS SURVEYED DESCRIPTION

## PROPOSED LOT 1-R

PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE, LEAVING SAID RIGHT OF WAY, RUN S 89°10'35" W A DISTANCE OF 102.74' TO THE POINT OF BEGINNING; THENCE RUN S 05°14'47" E A DISTANCE OF 13.55'; THENCE RUN S 29°37'33" E A DISTANCE OF 11.11'; THENCE RUN S 39°04'20" E A DISTANCE OF 30.29'; THENCE RUN S 62°44'45" E A DISTANCE OF 15.75'; THENCE RUN S 46°26'02" E A DISTANCE OF 16.95'; THENCE RUN S 18°35'58" E A DISTANCE OF 26.69'; THENCE RUN S 01°13'05" E A DISTANCE OF 75.11'; THENCE RUN S 07°26'11" W A DISTANCE OF 28.96'; THENCE RUN S 00°33'06" E A DISTANCE OF 52.65'; THENCE RUN S 20°54'13" E A DISTANCE OF 10.51'; THENCE RUN S 00°07'08" W A DISTANCE OF 53.77'; THENCE RUN S 32°18'29" E A DISTANCE OF 8.26'; THENCE RUN N 82°57'15" E A DISTANCE OF 6.26'; THENCE RUN N 70°07'38" E A DISTANCE OF 7.27'; THENCE RUN S 79°12'47" E A DISTANCE OF 11.46'; THENCE RUN S 42°58'56" E A DISTANCE OF 15.01'; TO A POINT ON SAID WESTERLY RIGHT OF WAY, THENCE RUN ALONG SAID RIGHT OF WAY S 00°10'48" E A DISTANCE OF 31.98' TO A FOUND CHISELED X; THENCE RUN S 43°40'25" W A DISTANCE OF 30.30' TO A FOUND CHISELED X ON THE NORTHERLY RIGHT OF WAY OF GLENVIEW DRIVE; THENCE RUN ALONG SAID RIGHT OF WAY S 88°50'32" W A DISTANCE OF 96.62' TO A FOUND 1/2" REBAR; THENCE RUN S 89°15'13" W A DISTANCE OF 278.90' TO A FOUND CHISELED X; THENCE, LEAVING SAID RIGHT OF WAY, RUN N 00°40'08" E A DISTANCE OF 387.84'; THENCE RUN N 89°10'35" E A DISTANCE OF 299.19' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 137,258 SQUARE FEET OR 3.151 ACRES MORE OR LESS.

## PROPOSED LOT 2-R

PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE RUN ALONG SAID RIGHT OF WAY, S 00°27'12" W A DISTANCE OF 199.08'; THENCE RUN S 00°10'48" E A DISTANCE OF 130.17'; THENCE, LEAVING SAID RIGHT OF WAY, RUN N 42°58'56" W A DISTANCE OF 15.01'; THENCE RUN N 79°12'47" W A DISTANCE OF 11.46'; THENCE RUN S 70°07'38" W A DISTANCE OF 7.27'; THENCE RUN S 82°57'15" W A DISTANCE OF 6.26'; THENCE RUN N 32°18'29" W A DISTANCE OF 8.26'; THENCE RUN N 00°07'08" E A DISTANCE OF 53.77'; THENCE RUN N 20°54'13" W A DISTANCE OF 10.51'; THENCE RUN N 00°33'06" W A DISTANCE OF 52.65'; THENCE RUN N 07°26'11" E A DISTANCE OF 28.96'; THENCE RUN N 01°13'05" W A DISTANCE OF 75.11'; THENCE RUN N 18°35'58" W A DISTANCE OF 26.69'; THENCE RUN N 46°26'02" W A DISTANCE OF 16.95'; THENCE RUN N 62°44'45" W A DISTANCE OF 15.75'; THENCE RUN N 39°04'20" W A DISTANCE OF 30.29'; THENCE RUN N 29°37'33" W A DISTANCE OF 11.11'; THENCE RUN N 05°14'47" W A DISTANCE OF 13.55'; THENCE RUN N 89°10'35" E A DISTANCE OF 102.74' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 15,929 SQUARE FEET OR 0.366 ACRES MORE OR LESS.

## STATEMENT OF ENCROACHMENTS

- ▲ PARKING STRIPES ENCROACH OVER BOUNDARY BY AS MUCH AS 2.89'.
- ▲ CONCRETE APPEARS TO CROSS THE PROPERTY LINE BY AS MUCH AS 6.58'.
- ▲ BUILDING APPEARS TO ENCROACH THE C/L OF 10' ELECTRICAL EASEMENT RECORDED IN VOLUME 4762, PAGE 205 BY AS MUCH AS 25.50'.
- ▲ BUILDING APPEARS TO ENCROACH THE C/L OF 10' ELECTRICAL EASEMENT RECORDED IN VOLUME 9605, PAGE 769 BY AS MUCH AS 53.22'.

## LEGEND

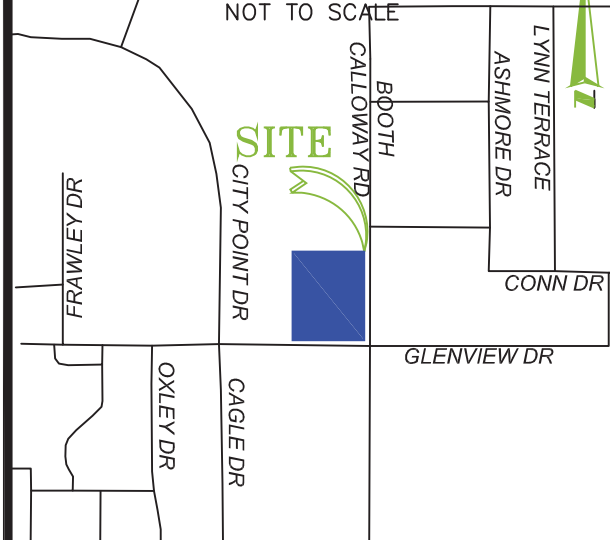
	FLOOD ZONE "SHADED X"	R/W	RIGHT OF WAY
	FLOOD ZONE "AE"	WPF	WOOD PANEL FENCE
	FLOOD ZONE "FLOODWAY AE"	PWF	POST & WIRE FENCE
	-ALL NON HATCHED AREAS ZONE "X"	DI	DRAINAGE INLET
	SQ. FT.	DV	DI WATER VALVE
	PS	EB	ELECTRIC BOX
	TF	MANHOLE	MANHOLE
	AC	SM	STORM MANHOLE
	WM	SM	SANITARY MANHOLE
	EM	UP	UTILITY POLE
	TR	CA	CULY ANCHOR
	CO	LP	LIGHT POLE
	BHL	FL	FIRE HYDRANT
	(M)	SG	SIGN
	(R)	FM	FOUND MONUMENT (AS NOTED)
	(CB)	TC	TOP OF CONCRETE
	C	TA	TOP OF ASPHALT
		NG	NATURAL GROUND
		FF	FINISHED FLOOR
		OHU	OVERHEAD UTILITY LINE
		X-X	CHAINLINK FENCE

LINE	BEARING	DISTANCE
L1(M)	S 06°14'47" E	13.55'
L2(M)	S 29°37'33" E	11.11'
L3(M)	S 39°04'20" E	30.29'
L4(M)	S 62°44'45" E	15.75'
L5(M)	S 46°26'02" E	16.95'
L6(M)	S 18°35'58" E	26.69'
L7(M)	S 01°13'05" E	75.11'
L8(M)	S 07°26'11" W	28.96'
L9(M)	S 00°33'06" E	52.65'
L10(M)	S 20°54'13" E	10.51'
L11(M)	S 00°07'08" W	53.77'
L12(M)	S 32°18'29" E	8.26'
L13(M)	N 82°57'15" E	6.26'
L14(M)	N 70°07'38" E	7.27'
L15(M)	S 79°12'47" E	11.46'
L16(M)	S 42°58'56" E	15.01'

## ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	C-1	ACCORDING TO SEC. 118-833--SCHEDULE OF MINIMUM NUMBER OF PARKING SPACES: 1.5 PARKING SPACES/3 BEDS ARE REQUIRED FOR HOME FOR THE AGED/CONVALESCENT USES.
MINIMUM LOT AREA (SQ.FT.)	43560	THE MINIMUM PARKING SPACES REQUIRED FOR A RESIDENTIAL DISTRICT TO NEAREST EXTERIOR WALL OF BUILDING FOR EVERY 1 1/2 FEET OF BUILDING HEIGHT
MAX BUILDING COVERAGE	50%	PROPERTY HAS 163 LICENSED BEDS, AS SUCH, 82 PARKING SPACES ARE REQUIRED AT THE PROPERTY.
MAX BUILDING HEIGHT	1.5' / 71'	CONTACT: AEI CONSULTANTS
BUILDING SETBACKS		REPORT DATE: 08/01/2018
FRONT	25'	REPORT #: 405991
SIDE	N/A	
REAR	N/A	

## VICINITY MAP



## SHEET 1 OF 1

## LAND AREA

153187.06 ± SQUARE FEET  
3.517 ± ACRES

## PARKING

REGULAR= 68  
HANDICAP= 4  
TOTAL= 72

## GENERAL NOTES CONT.

- WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.H. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, BUT OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BOOTH CALLOWAY RD AND GLENVIEW DR, WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, OTHERWISE NOTED.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BOOTH CALLOWAY RD AND GLENVIEW DR, WHICH IS APPROXIMATELY 44.5' ± FROM THE SE CORNER OF THE SUBJECT PROPERTY.
- IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.
- IN REGARDS TO ALTA TABLE A ITEM 10(B), NO DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB WAS MADE AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.
- ALL OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY ARE PLOTTED AND SHOWN HEREON.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING SYSTEM SERVICE (OPUS) FOR POST PROCESSING, (NAVD 1988 DATUM).
- SCHEDULE B ITEM 10.C (VOLUME 388-216, PAGE 32) HAS BEEN INTENTIONALLY DELETED AND IS NOT SHOWN HEREON.

## ALTA/NSPS LAND TITLE SURVEY

AEI JOB #: 405991  
GLENVIEW WELLNESS & REHABILITATION  
7625 GLENVIEW DRIVE  
RICHLAND HILLS, TARRANT COUNTY, TEXAS

## SITE PICTURE



**COORDINATED BY:**  
AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA, 94597  
TELEPHONE: 925.746.0000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

## SURVEYOR'S CERTIFICATE

TO: GREYSTONE SERVING CORPORATION, INC., A GEORGIA CORPORATION, AND ITS SUCCESSOR AND ASSIGNS; STEWART TITLE GUARANTY COMPANY; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:

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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2018. DATE OF PLAT OR MAP: 09/30/2019.

PRELIMINARY			
REGISTERED SURVEYOR: DAVID NIX	PROFESSIONAL LAND SURVEYOR NO.: 6727	STATE OF: TEXAS	TEXAS FIRM REGISTRATION NUMBER: 10194275
DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
1/8/20	DELETED SCHED. B ITEM 10.C	MH	19-3151B
			SCALE: 1" = 30'
			DRAWN BY: TM
			APPROVED BY: DN

## SURVEYED BY:

BLEW & ASSOCIATES, PA  
3825 SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
479-443-4506  
SURVEY@BLEWMNC.COM

1" = 30'

GRAPHIC SCALE

