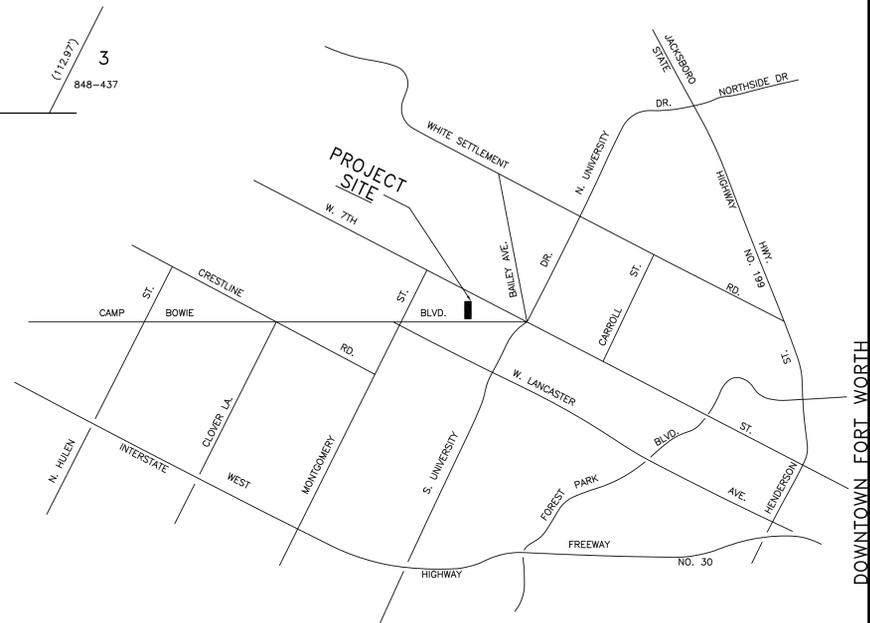
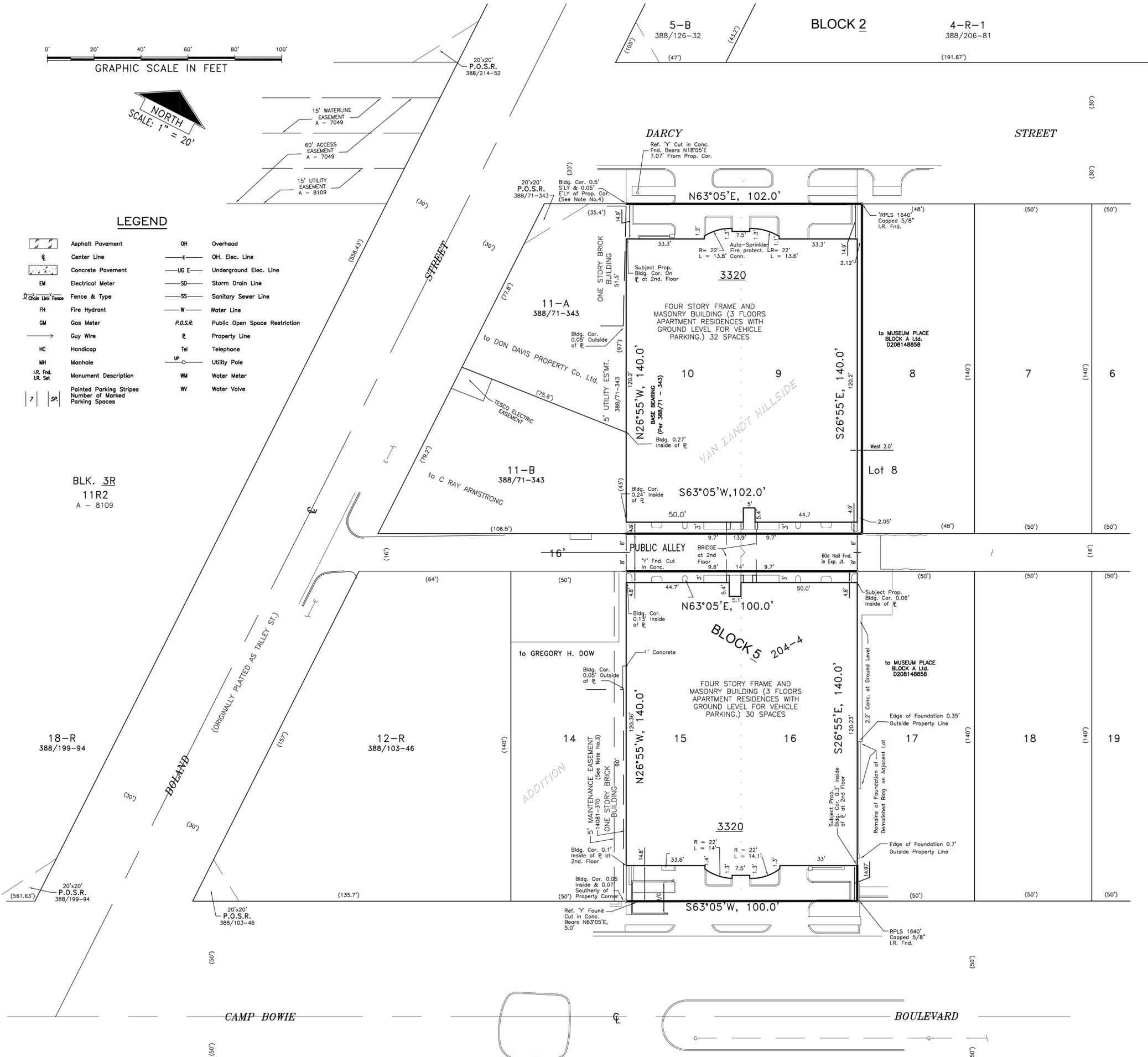




LEGEND

	Asphalt Pavement		Overhead
	Center Line		OH. Elec. Line
	Concrete Pavement		Underground Elec. Line
	Electrical Meter		Storm Drain Line
	Fence & Type		Sanitary Sewer Line
	Fire Hydrant		Water Line
	Gas Meter		Public Open Space Restriction
	Guy Wire		Property Line
	Handicap		Telephone
	Manhole		Utility Pole
	Monument Description		Water Meter
	Painted Parking Stripes		Water Valve
	Number of Marked Parking Spaces		

BLK. 3R
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NOTES

- All utility locations depicted hereon are compiled from physical locations of visible facilities and plan or record locations of underground facilities.
- All setbacks applicable to the subject site are controlled by the City's approval of a site plan under Case Nos. Z-97-079 and SP-97-013; that site plan shows zero setbacks along the east and west sides, 5 foot setbacks on each side of the public alley, and 15 foot setbacks from each street frontage. In addition, approval was obtained to encroach in the airspace over the public alley for decks for residential units. Over 75% total building damage or total demolition could void the existing setback and alley encroachment rights, under current City policies as of January, 2014.
- Easement Agreement in Volume 14082, Page 370, Tarrant County Deed Records, provides an easement for intrusion of the "Dow Building" (adjacent to the southwest corner of the subject property). Said agreement also provides for a 5 foot wide maintenance easement along the entire length of the Dow property (Lot 14) as depicted hereon.
- Per **AGREED FINAL JUDGMENT** entered in Cause No. 141-180699-99 in 141st District Court of Tarrant County, Texas, Alex Williamson, owner of Lot 11-A, adjacent to the northwest corner of the northwest subject lot, acquired adverse possession of any part of the subject property ".....to the extent that any part and/or portion of Plaintiff's (Williamson) building and/or the airspace above said building extends over and into Defendant's (Camp Bowie Partners, L. P.) property....."
- The property depicted hereon is subject to terms and conditions of those certain leases for coal, lignite, oil, gas, and other minerals as evidenced by the Memorandum of Oil and Gas Lease recorded under Tarrant County Clerk's File No. D210312256, and D211007312.
- The property depicted hereon is subject to the terms, conditions, easements, and provisions contained within that certain Easement and Memorandum of Agreement recorded under Tarrant County Clerk's File No. D211068040.
- By scaled map location of FEMA's Flood Insurance Rate Maps No. 48439C0190K, and 48439C0305K the subject lies within Special Flood Hazard Area Zone X (unshaded). Said zone is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
- The size of the subject property, and the location of improvements within the property results in a condition that renders the relative positional precision inconclusive. The positional precision of the survey of the property shown hereon meet the minimum precision requirements as defined by the Texas Board of Professional Land Surveying.
- Commitment for Title Insurance issued by Title Resources Guaranty Company with GF No. KKK13-389142, issued December 6, 2013, having an Effective Date of November 26, 2013, was utilized in preparing this survey map.

Survey Map of

The West 2 feet of LOT 8, and all of LOTS 9, 10, 15, and 16, BLOCK 5, VAN ZANDT HILLSIDE ADDITION, to (the City of) Fort Worth, (Tarrant County, Texas), as shown on plat in Volume 204, Page 4, Tarrant County Plat Records.

NOTE: All originally signed documents produced by the surveying organization identified hereon will contain an impressed seal. Any document appearing with this company's identification block and surveyor's signature without that impressed seal should be considered a copy not produced under the surveyor's supervision, and may have been altered without the surveyor's knowledge and consent.

GCA GERRY CURTIS ASSOCIATES, INC.
Surveyors
P.O. Box 9668 817/334-0381
Fort Worth, Texas 76147-2668



Photograph of east face of the Residences of Museum Place condominium structures at 3320 Camp Bowie Boulevard and 3320 Darcy Avenue with the block-centered public alley being the concrete paved area running from the left bottom portion of the photo, and between the two pictured structures near the center of the photo.

Noted in red is the vertical clearance between the bottom of the pedestrian bridge between structures at the second living level which is also the third story overall of the structures. The distance shown is 21.2 feet, measured at the north face of the south structure (on the left in the photo) and at the south face of the north structure (on the right in the photo). This is the minimum clearance due to the inverted crown in the center of the alley pavement.

An as-built survey plan view of the depicted structures and public alley, with the subject pedestrian bridge noted thereon accompanies.

Please call or email Gerry Curtis Associates, Inc., Surveyors, at 817-334-0381 and gerry.gca@surveyorsatt.net with questions about either the photo or the survey map.