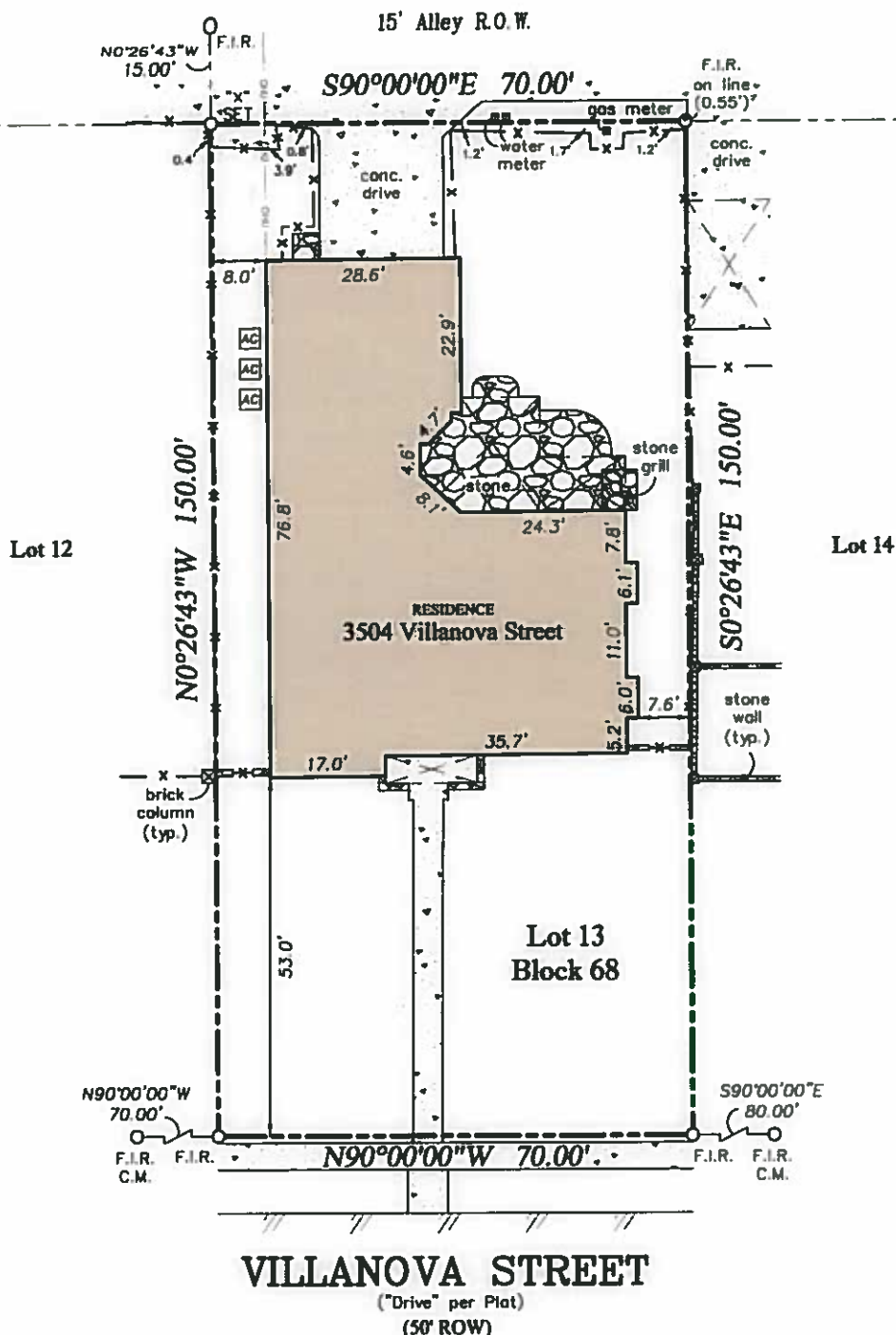


3504 Villanova Street



SCALE
1" = 20'



VILLANOVA STREET

(\"Drive\" per Plat)
(50' ROW)

NOTE: The following easement
does not affect subject property:
Vol. 403, Pg. 152.

PROPERTY DESCRIPTION: Being Lot 13, Block 68, of Seventh Section of University Heights, an Addition to the City of University Park, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 351, Map Records, Dallas County, Texas.

LEGEND - C.M. = Controlling Monument; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Fence Corner Post; O.H.E. = Overhead Electric; S.I.R. = Set Iron Rods 1/2\" diameter with yellow cap stamped \"Arthur Surveying Company\". All found iron rods are 1/2\" diameter unless otherwise noted. — x — (fence/ & post) — (O.H.E.) — (overhead utility)

FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480189 0335 K, present Effective Date of map July 7, 2014, herein property situated within Zone \"X\" (Unshaded).

Date:	1/29/2018
ASC No.	18010588
P.C. / Tech	A.B. / Todd
Client	Legacy Texas Title
G.F. No.	172668PC



3504 Villanova Street
University Park, Texas

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, changes in area, boundary line conflicts, encroachments, overlapping of improvements, monuments or rights of way that I have been advised of except as shown herein. Corrections noted on set will be not at a later date. The bearings shown herein are based on the above referenced recorded map or plat unless otherwise noted.

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TPRN# 10063800
arthursurveying.com Established 1986

