

Faltysek, Tina

From: Faltysek, Tina
Sent: Wednesday, October 2, 2019 12:37 PM
To: john@piburncompany.com
Subject: Survey Quote - UT System (OGC191975)
Attachments: UT Survey Requirements.pdf

Good afternoon Mr. Piburn,

I am with the University of Texas System in the Real Estate Office and we are looking to obtain quotes for a Category 1A Survey for the residential property listed below. If you are interested, please provide a quote by October 11th. I have included a copy of our certification/requirements. Please let know if you have any questions or need additional info. Thank you!

Property: 4701 Drexel Drive, Dallas, Texas 75205

DCAD Account #60084500240090000

Tina

Tina Faltysek
Senior Real Estate Specialist
The University of Texas System
Real Estate Office
210 W. 7th Street
Austin, Texas 78701

Direct: 512.499.4330

Office: 512.499.4333

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Faltysek, Tina

From: Faltysek, Tina
Sent: Wednesday, October 2, 2019 1:24 PM
To: bwade@rlginc.com
Subject: Survey Quote - UT System (OGC191975)
Attachments: UT Survey Requirements.pdf

Good afternoon Mr. Wade,

I am with the University of Texas System, Real Estate Office, and we are looking to obtain quotes for a Category 1A Survey for the residential property listed below. I found your contact information on another matter you had worked on for UT Southwestern. If your firm is interested, please provide a quote by October 11th. I have included a copy of our certification/requirements. Please let me know if you have any questions or need additional info. Thank you!

Property: 4701 Drexel Drive, Dallas, Texas 75205

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Faltysek, Tina

From: Aaron Deitz <adeitz@pkce.com>
Sent: Friday, October 25, 2019 9:52 AM
To: Faltysek, Tina
Cc: Kyle Harris; Sara Ramirez; Erik M. Hauglie
Subject: UT System/OGC191975 - 4701 Drexel Drive
Attachments: 01-18014.pdf

External Mail

Tina,

Please find attached a pdf of the proposal for the TSPS Category 1A Land Title Survey.
Please let me know if you have any questions or concerns.

Thank you,

Aaron Deitz, SIT

Project Manager

Pacheco Koch

O: 972.235.3031

adeitz@pkce.com ▪ www.pkce.com

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Faltysek, Tina

From: Mark Nace <mnace@jqeng.com>
Sent: Friday, October 25, 2019 10:15 AM
To: Faltysek, Tina
Subject: 4701 Drexel Drive - Land Title Survey Proposal
Attachments: Exhibit A - 4701 drexel dr_.pdf; JQ-wide Standard Proposal - Surveying.pdf

External Mail

Tina,

Attached is the proposal for the Land Title Survey of 4701 Drexel Drive, Dallas, Texas. Please call if you have any questions.

Thank You

Mark A. Nace, RPLS

Survey Department Manager

JQ | 100 Glass Street, Dallas, Texas 75207

214.623.5884 phone 469.426.7339 cell

mnace@jqeng.com

Texas Land Surveying Firm Registration No. 10056600

Survey Requirements. A current Category 1A land title survey of the Land (the "**Survey**") sufficient to permit modification of the standard survey exception on the Owner Policy of Title Insurance and prepared by a registered surveyor. The Survey shall include the following:

- 1) a written description of the Land containing information to properly locate the Land on the ground and containing language confirming the contiguity of the Land with adjoining land owned by the Board of Regents, if applicable; if the Land's dimensions, boundary and area are in close agreement with the existing subdivision plat, if any, then use of lot, block, and subdivision, with all appropriate recording data, filing dates, and map numbers, may be used; otherwise a metes and bounds description must be provided;
- 2) a plat showing the actual dimensions of, and area within, the Land, the exterior dimensions of all buildings at ground level, and all other substantial features observed in the process of conducting the survey, such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.;
- 3) the location of any easements, existing and proposed roadways, encroachments or overlaps;
- 4) the location of the entry point onto the Land of any utilities serving the Land and any offsite easements or servitudes benefiting the Land that are disclosed in the recorded documents provided to the surveyor or that are observed in the process of conducting the survey
- 5) the physical access to the Land from a publicly dedicated street or road;
- 6) the outside boundary lines of the Land and all improvements;
- 7) all easements and other matters that are of record and would appear on a title commitment;
- 8) all easements or rights-of-way that are apparent from an on-the-ground survey;
- 9) the identification by name and deed recording reference of adjoining property owners;
- 10) the surveyor's signature, certification in the form shown below, registered number, seal, and the date of the Survey; and
- 11) identification of any area within the Land that has been designated as a Special Flood Hazard Area on the most recent U.S. Department of Housing and Urban Development and Federal Insurance Administration Flood Hazard Boundary Map.

FORM OF SURVEYOR'S CERTIFICATION

The undersigned Registered Professional Land Surveyor ("**Surveyor**") hereby certifies to the Board of Regents of The University of Texas System and [title company] that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("**Property**"); (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon: (i) there are no observable encroachments onto the Property or observable protrusions therefrom, (ii) there are no observable improvements on the Property, (iii) there are no observable easements or rights-of-way either burdening or benefiting the Property, and

(iv) there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are as shown hereon; (f) the Property has access to and from a public roadway; (g) recorded easements and rights-of-way referenced in Title Commitment GF No. _____ (issued _____, 20____) prepared by _____ have been labeled and plotted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are true and correct and conform to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (____) for a Category 1A Condition __ (____ Land Title Survey); (i) the Property is located in Zone __ as delineated on the _____, Texas, Flood Insurance Rate Map Panels Numbered _____, dated _____, 20____, as published by the Federal Emergency Management Agency, which zone is defined as “_____”; and (j) the basis of bearing for this survey is _____.

Name: _____
Registered Professional Land Surveyor,
Texas, No. _____
Date _____