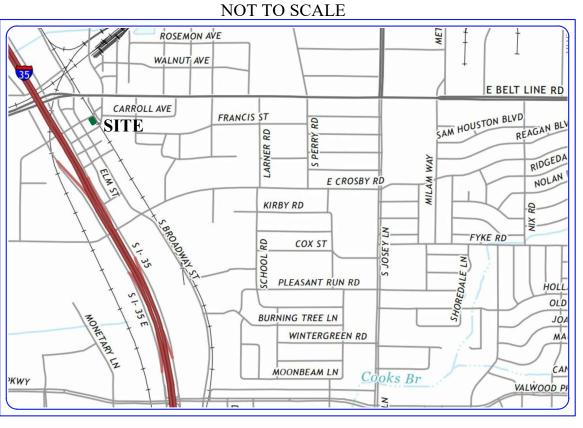
## VICINITY MAP



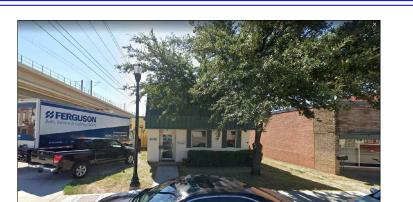
#### LEGEND

- <sub>catv</sub> O cable tv
- <sub>EM</sub> electric meter FDC ofire dept. connection
- FH Ofire hydrant
- cv ⋈ gas valve <sub>BOL</sub> ○ bollard
- <sub>GI□</sub> grate inlet <sub>см 📵</sub> gas meter
- ou overhead utility line
  - ⊸sign ©sanitary sewer manhole
  - ©storm water manhole 🗇 telephone manhole
  - ™L Otank fill lid TPED telephone pedestal
  - \*\*traffic signal pole
  - co⊚utility clean out
  - uc□utility cabinet uv⊡utility vault
  - Mutility markings ∪P Outility pole
  - ♦ utility sign
  - water shutoff
  - w∨ ⋈ water valve ®water manhole

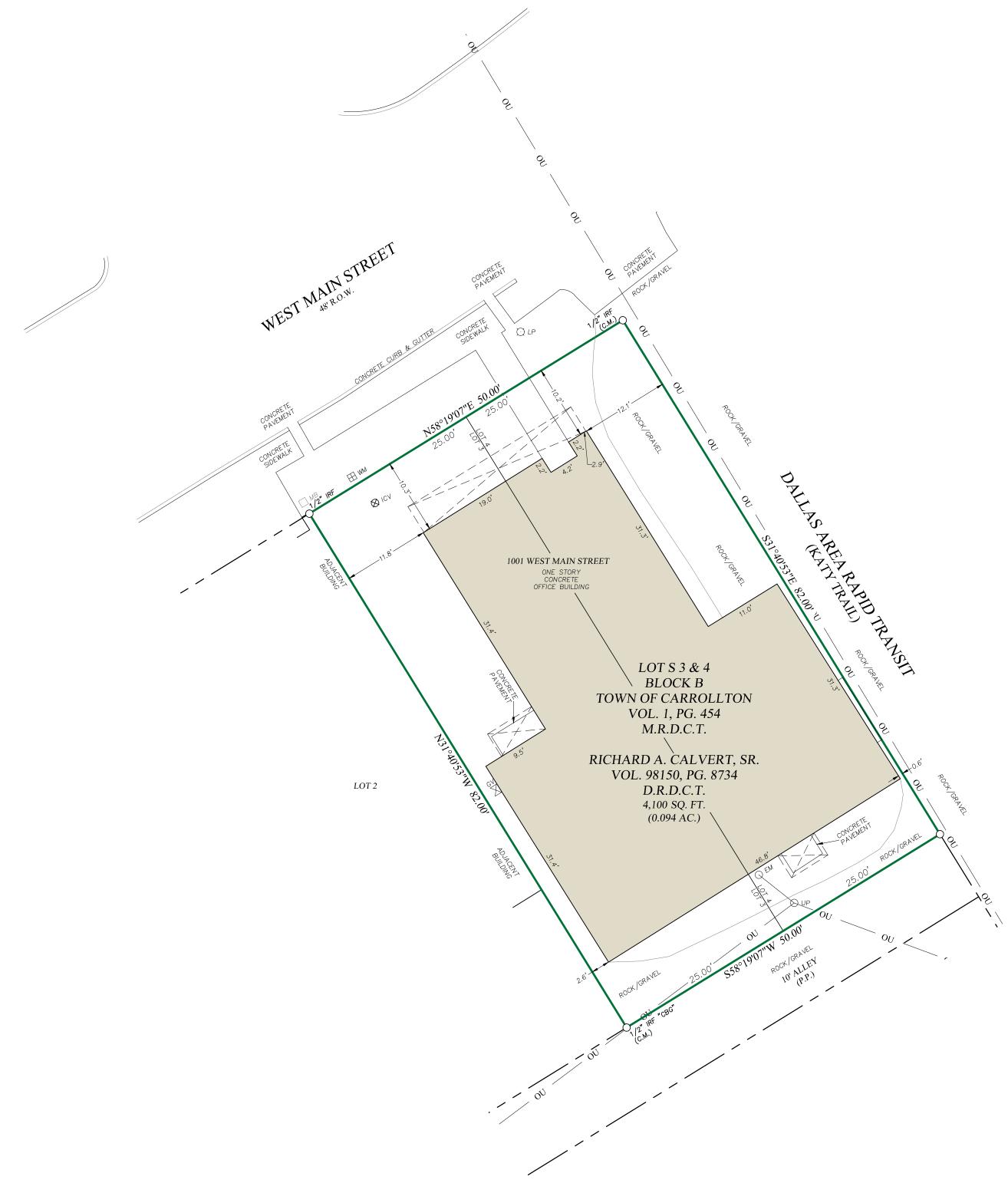
wn⊞water meter

## LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- RIGHT OF WAY
- IRF IRON ROD FOUND • C.M. CONTROLLING MONUMENT



1001 WEST MAIN STREET CARROLLTON, TEXAS



## SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that on June 2, 2020 this survey was made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with no combined scale factor.

Date of Plat or Map: June 4, 2020

Registered Professional Land Surveyor No. 6443 State of Texas

#### PROPERTY DESCRIPTION:

Being all of Lot 3 and Lot 4, Block B, Original Town of Carrollton, an addition to the City of Carrollton, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 454, of the Map records of Dallas County, Texas, and being all of that certain tract of land described in Warranty Deed to Richard A. Calvert, Sr., as recorded in Volume 98150, Page 8734, of the Deed Records of Dallas County, Texas.

#### SURVEYOR'S NOTES:

- 1. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with no combined scale factor.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0160K, Community-Panel No.480167 0160 K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.

- 3. This boundary survey has been prepared and performed in accordance with the Professional Land Surveying Practices Act and General Rules of Procedures and Practices, adopted by the Texas Board of Professional Engineers & Land Surveyors.
- 4. (P.P.) indicates building lines, easements, R.O.W., dimensions, etc. are per plat referenced in legal
- 5. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- 6. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- 7. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee ownership. The surveyor did not abstract the subject property.
- 8. Except as specifically stated or shown hereon, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; agreements; lease agreements; and ownership title evidence.
- 9. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- 10. The word "certify" or "certificate" as shown and used on hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 11. The parcels contained in the legal description shown hereon are contiguous without any gaps,
- 12. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- 13. The property shown hereon describes the the same real estate as the record description.
- 14. Monuments are found unless specifically designated as set.
- 15. 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.
- 16. The area of the building shown is based on the buildings footprint at ground level.

# LAND TITLE SURVEY

LOTS 3 & 4, BLOCK B Original Town of Carrollton W. Lamar Survey, Abstract No. 799 City of Carrollton, Texas

