Being Lot 13, Block 6/2022 of Northern Hills No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4, Page 184 of the Map Records of Dallas County, Texas. LEGEND ○ 1/2" ROD FOUND ⊗ 1/2" ROD SET ○ 5/8" ROD FOUND □ "X" FOUND/SET + 60d NAIL FOUND FENCE POST FOR CORNER CM CONTROLLING MONUMENT AC AIR CONDITIONER LOT POOL EQUIPMENT 9 LOT TRANSFORMER PAD (ASSUMED BASIS OF BEARINGS) LOT 60°00'00" E S₂ BRICK COLUMN 10 POWER POLE 50.00' OF UNDERGROUND ELECTRIC CM **ESMT** 5' OVERHEAD ELECTRIC METERS —OHP— OVERHEAD ELECTRIC POWER -OFS-OVERHEAD ELECTRIC SERVICE -0-CHAIN LINK 50.00 WOOD FENCE 0.5' WIDE TYPICAL – ПІ-IRON FENCE LOT 13 BARBED WIRE LOT VACANT LOT EDGE OF ASPHALT 7,500 Sq. Feet 0.17 Acres LOT EDGE OF GRAVEL 14 CONCRETE COVERED AREA 1/2" IRF FOR WITNESS S 51°17'20" W 0.41' $\sqrt{U_{3}}$ STONE он **1 60°00 00"** он W WATER 50.00' 5/8" IRF FOR WITNESS METERS 50.00' N 15"15'43" W 0.35' 70' R.O.W. **EXCEPTIONS:** NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED. NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances. FLOOD NOTE: According to the F.I.R.M. No. 48113C0335K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. This survey is made in conjunction with the information provided by Coldwell Banker Realty. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JCM

Scale: 1" = 30'

Date: 07/16/2020

GFN

Job No. 1520479-01

GF No.:

Accepted by:

Date:

Purchaser

Purchaser

12025 Shiloh Road, St

Dallas, TX 75228 P 214.349.9485

www.cbginctx.com

F 214.349.2216 Firm No. 10168800

<u>3610 Fitzhugh Avenue</u>