

## LEGAL DESCRIPTION

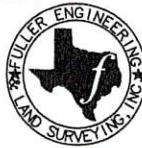
Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10991800

THE SOUTH ONE-HALF (1/2) OF LOT 2, BLOCK A/3367, OF ZANG'S CRYSTAL HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 75, MAP RECORDS OF DALLAS COUNTY, TEXAS.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0480 K, dated July 7, 2014, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20' Tech: JP Job No: 1902TA02 ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

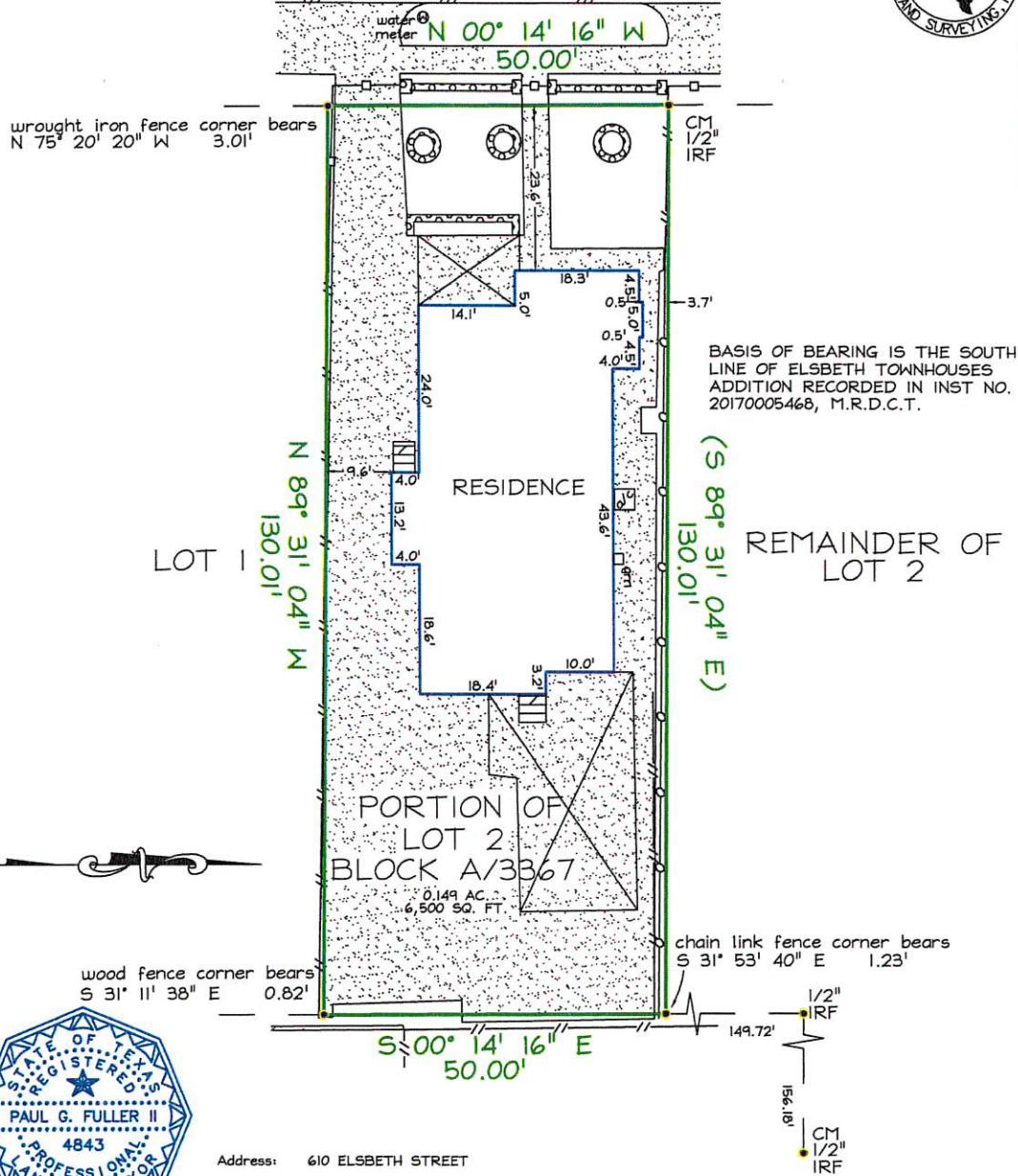
BUILDING LINES/EASEMENTS PER PLAT  
UNLESS OTHERWISE NOTED



## ELSBETH STREET

(ELSBETH AVENUE PER PLAT)

//(60' R.O.W.)//



Date: 02/20/2019

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

Purchaser

Purchaser

DATE:  
ACCEPTED BY:

FULLER ENGINEERING  
& LAND SURVEYING, INC.

## LEGEND OF ABBREVIATIONS AND SYMBOLS

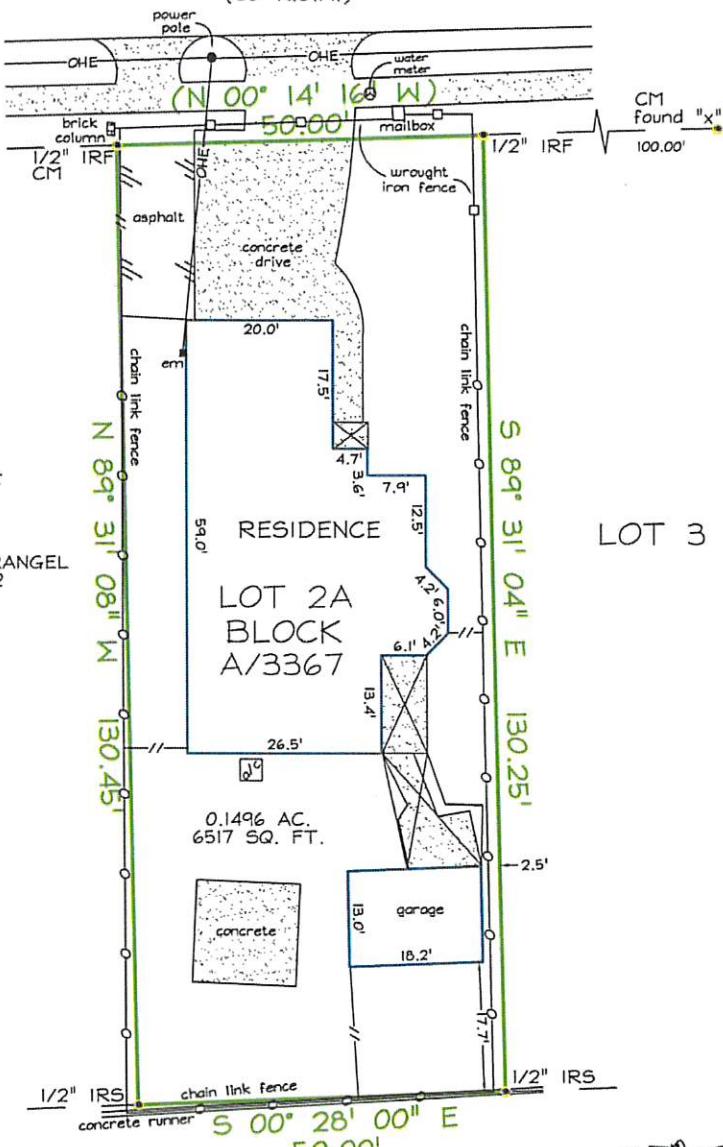
B.L.	= Building Line	I.P.F.	= Iron Pipe Found	□	= Buried Cable Riser
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	—/—	= Wood Fence
D.E.	= Drainage Easement	I.R.S.	= Capped Iron Rod Set	—○—	= Chain Link Fence
D.U.E.	= Drainage Easement	O.H.E.	= Overhead Electric	—□—	= Iron Fence
M.E.	= Maintenance Easement ( )	Record Data	U.E.	—X—	= Wire Fence
ET	= Electric Transformer ( )	Bearing Basis	gm	■	= Electric Meter

#### LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	U.E.	= Utility Easement
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set	R.O.W.	= Right of Way	X.T.R.W.	= Railroad Tie Retaining Wall
D.U.E.	= Drainage & Utility Easement	M.E.	= Maintenance Easement	R.W.	= Retaining Wall	O.H.E.	= Overhead Electric
ET	= Electric Transformer	( )	= Record Data	—/—	= Wood Fence		
F.P.	= Fence Post	( )	= Bearing Post				

## ELSBETH STREET

(60' R.O.W.)



Address: 612 ELSBETH STREET

G.F. No.: 11123

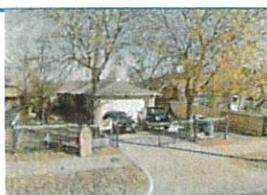
Date: 07/07/14

I, Frederick H. Westphall, Registered Professional Land Surveyor No. 5832, do hereby declare that the map shown herein accurately represents the property as determined by or on the previous survey made under my personal supervision and correctly shows the boundaries and dimensions of the property as found on the records of the surveyor of the boundaries herein. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted herein. This survey is for the exclusive use of title company, the mortgage company, and the purchaser.

DATE:  
ACCEPTED BY:

Purchaser

Purchaser



Any communication of this plot without express written consent is a violation of Federal copyright laws.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0340 J, dated August 23, 2001, this property does not lie within a 100-Year Flood Hazard Area.

**LEGAL DESCRIPTION**

Lot 2A, Block A/3367, of Bonilla Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2005055, Page 36, of the Map Records, of Dallas County, Texas.

Scale: 1" = 20'  
Tech: AB  
Field: AT  
Job No:  
1407KH05