

LEGAL DESCRIPTION

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

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.

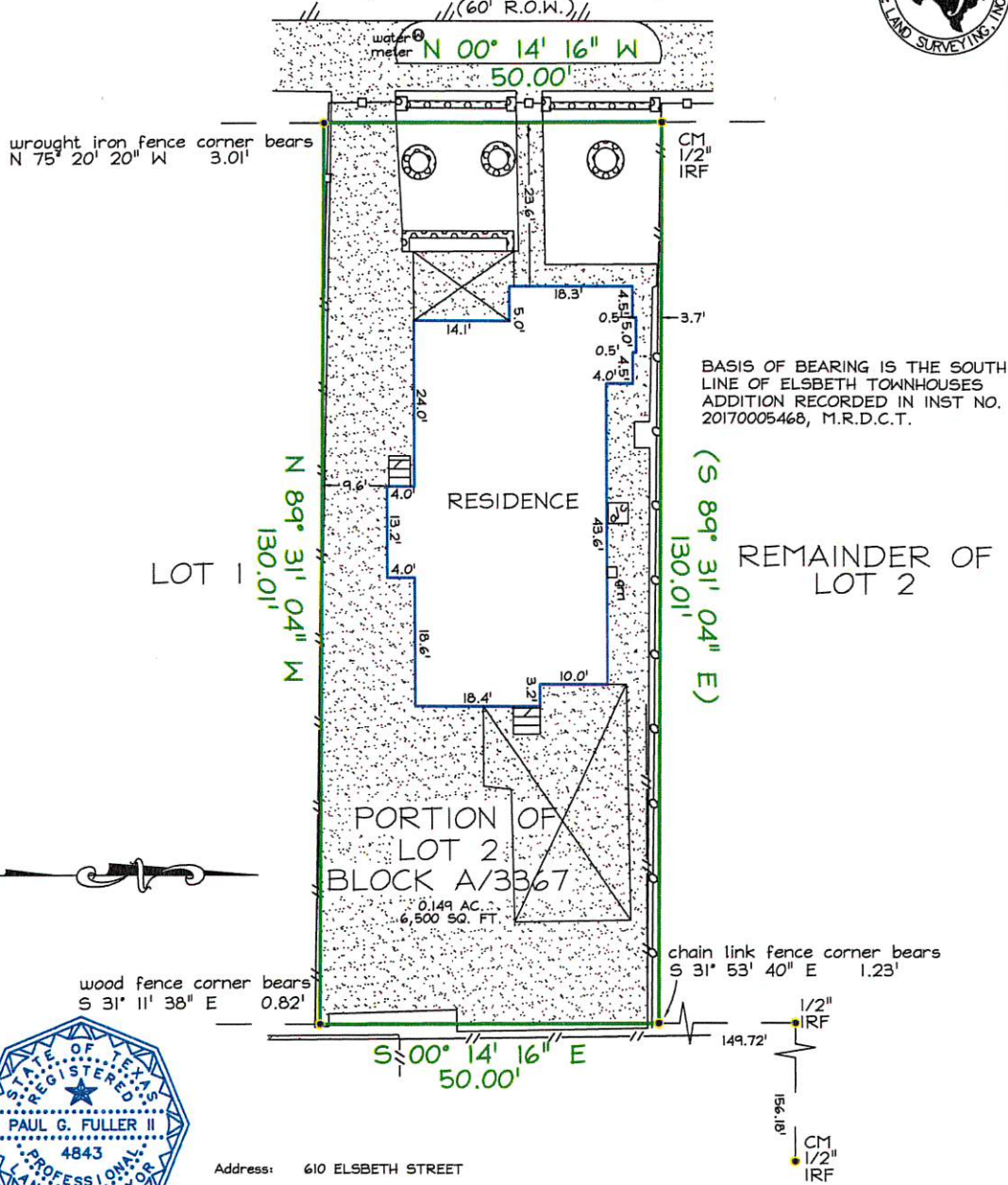
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0480 K, dated July 7, 2014, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20'
 Tech: JP
 Field: JG
 Job No: 1902TA02

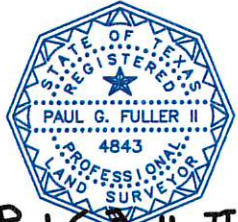
ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED

ELSBETH STREET
 (ELSBETH AVENUE PER PLAT)
 (60' R.O.W.)



BASIS OF BEARING IS THE SOUTH LINE OF ELSBETH TOWNHOUSES ADDITION RECORDED IN INST NO. 20170005468, M.R.D.C.T.



Address: 610 ELSBETH STREET

Paul G. Fuller II 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.

DATE: ACCEPTED BY:

Purchaser
 Purchaser

FULLER ENGINEERING & LAND SURVEYING, INC.

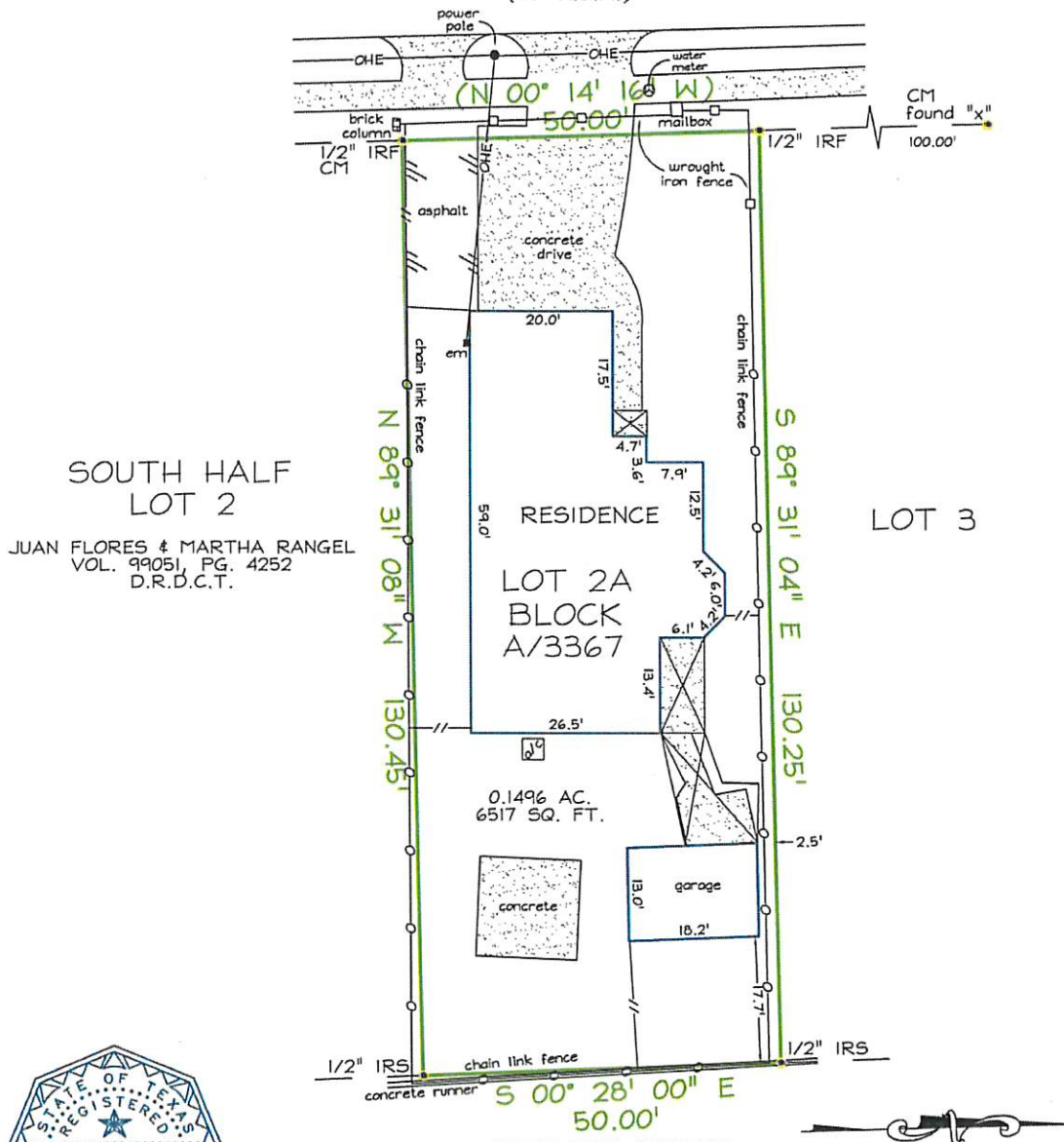
LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L. = Building Line	I.P.F. = Iron Pipe Found	☐ = Buried Cable Riser	—//— = Wood Fence
C.M. = Central Monument	I.R.F. = Iron Rod Found	P.O.S.E. = Public Open Space Easement	○ = Chain Link Fence
D.E. = Drainage Easement	I.R.S. = Capped Iron Rod Set	R.O.W. = Right of Way	□ = Iron Fence
D.U.E. = Drainage & Utility Easement	O.H.E. = Overhead Electric	☐ = Telephone Riser	—X— = Wire Fence
M.E. = Maintenance Easement ()	Record Data	U.E. = Utility Easement	—gm— = Electric Meter
ET = Electric Transformer ()	Bearing Basis	☐gm = Gas Meter	

LEGEND OF ABBREVIATIONS AND SYMBOLS

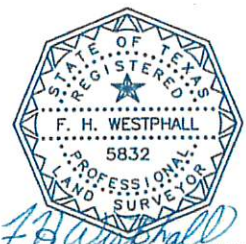
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|--------|-------------------------------|--------|------------------------|----------|------------------------------|----------|-------------------------------|
| B.L. | = Building Line | I.P.F. | = Iron Pipe Found | P.A.E. | = Public Access Easement | 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 Basis | | | | |

ELSBETH STREET
(60' R.O.W.)



SOUTH HALF
LOT 2
JUAN FLORES & MARTHA RANGEL
VOL. 99051, PG. 4252
D.R.D.C.T.

LOT 3



Address: 612 ELSBETH STREET
G.F. No.: 11123
Date: 07/07/14

DAVIS-ZANG ADDITION
VOL. 97246, PG. 208
P.R.D.C.T.

I, Frederick H. Westphall, Registered Professional Land Surveyor No. 5832, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no viable 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 plot of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4813C0340 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.

DATE:
ACCEPTED BY:

Purchaser

Purchaser



Scale: 1" = 20'
Tech: AB
Field: AT
Job No: 1407KH05
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A.L.S. LAND SURVEYING
Professional Land Surveying Services
FIRM REG. NO. 10100200