



SURVEY PLAT

FLOOD NOTE

According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0340J dated August 23, 2001 the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

PROPERTY DESCRIPTION

TRACT ONE: COMMONLY KNOWN AS 716 BLAYLOCK DRIVE, DALLAS, TEXAS.
 Being all that certain lot, tract or parcel of land lying and being situated in the City of Dallas, Dallas County, Texas, and being a part of the Elizabeth Robertson Survey, ABST. No. 1211, and being in the City of Dallas Block No. 3021 and being known as part of City Block 40/3021 of Dallas County, Texas, and being that certain tract of land conveyed to Edward A. Heyland as described by Deed recorded instrument No. 200600157421 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3/8 iron rod found for corner in the east Right-of-Way line of Blaylock Drive (a 50' R.O.W.), South, a distance of 142.00 feet from the intersection of said East line of Blaylock Drive with the South line of Comal Street;

Thence, West, parallel with the South line of Comal Street, a distance of 78.00 feet to a 3/8" iron rod found for corner;

Thence, South, a distance of 50.00 feet to a 3/8" iron rod found for corner, said point being the Northeast corner of that certain tract of land conveyed to Orville and Beulah B. Davis as recorded in Instrument No. 199402059653 of the Deed Records, Dallas County, Texas;

Thence, West, along the North line of said Davis tract, a distance of 78.00 feet to a 3/8" iron rod found for corner in the East line of said Blaylock Drive;

Thence, North, along the East line of said Blaylock Drive, a distance of 50.00 feet to the POINT OF BEGINNING and containing 3,900 square feet or 0.090 acres of land.

TRACT TWO: COMMONLY KNOWN AS 722 BLAYLOCK DRIVE, DALLAS, TEXAS.

Being all that certain lot, tract or parcel of land situated in the City of Dallas, County of Dallas, Texas, being part of the Elizabeth Robertson Survey, ABST. NO. 1211, and being in the Dallas City Block No. 3021, and being known as part of Block 40/3021 of Dallas County, Texas, and being that certain tract of land conveyed to Edward A. Heyland as described by Deed recorded in Instrument No. 200600157424 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the East line of Blaylock Drive at a point 92.00 feet South of the intersection of the East line of Blaylock Drive with the South line of Comal Street;

Thence, East, parallel with the South line of Comal Street, a distance of 78.00 feet to a "X" cut found for corner;

Thence, South, parallel with the East line of Blaylock Drive, a distance of 50.00 feet to a 3/8" iron rod found for corner;

Thence, West, parallel with the South line of Comal Street, a distance of 78.00 feet to a 3/8" iron rod found for corner;

Thence, North, along the East line of said Blaylock Drive, a distance of 50.00 feet to the POINT OF BEGINNING and containing 3,900 square feet or 0.090 acres of land.

TRACT THREE: COMMONLY KNOWN AS 732 BLAYLOCK DRIVE, DALLAS, TEXAS.

Being all that certain lot, tract or parcel of land situated in the City of Dallas, County of Dallas, Texas, being part of the Elizabeth Robertson Survey, ABST. No. 1211, and being in Dallas City Block No. 3021, and being known as part of Block 40/3021 of Dallas County, Texas, and being that certain tract of land conveyed to Edward A. Heyland as described by Deed recorded in Instrument No. 200600157428 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the intersection of the South line of Comal Street with the East line of Blaylock Drive;

Thence, East, along the South line of Comal Street, a distance of 68.00 feet to a 3/8" iron rod found for corner;

Thence, South, parallel with the East line of Blaylock Drive, a distance of 92.00 feet to an "X" found for corner;

Thence, West, parallel with the South line of Comal Street, a distance of 68.00 feet to a 1/2" iron rod found for corner in the East line of Blaylock Drive;

Thence, North, along the East line of Blaylock Drive, a distance of 92.00 feet to the POINT OF BEGINNING and containing 6,256 square feet or 0.144 acres of land.

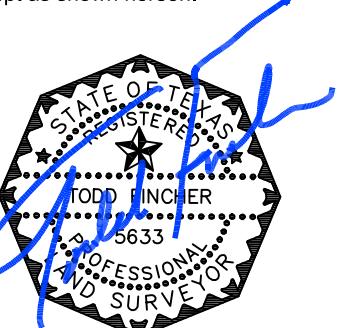
NOTES

1. Directional Control shown hereon is based on the Deed recorded in Instrument No. 200600157428, Deed Records, Dallas County, Texas.

2. There were no survey related exceptions in Schedule B, Commitment for Title Insurance, Chicago Title Insurance Company, GF No. ctdal36-800361700250, issued March 31, 2017 at 8:00 AM.

SURVEYOR'S CERTIFICATE

I hereby certify to Chicago Title Insurance Company, CCW Assets LLC and Edward A. Heyland that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.



Todd Fincher, R.P.L.S.
 Signed: March 31, 2017.

JOB NO. 1701-1133
 FIELDED AC
 DRAFTED AC
 CHECKED T.F.

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