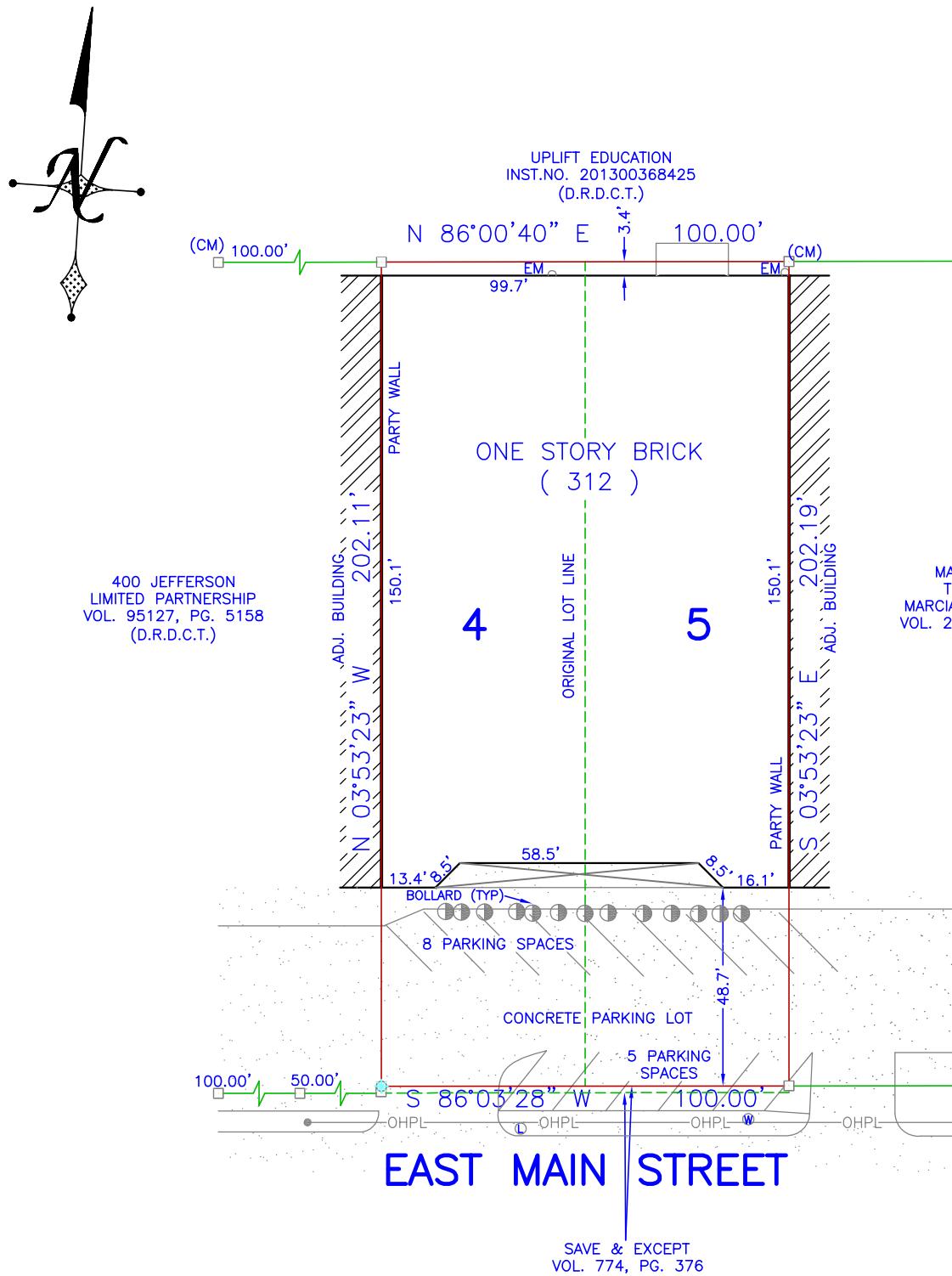




BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 312 EAST MAIN STREET, in the City of GRAND PRAIRIE Texas.

LOTS 4 AND 5, BLOCK B, OF W. H. THOMAS FIRST ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 67, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS, SAVE AND EXCEPT A STRIP OF LAND OFF OF THE ENTIRE SOUTH END OF LOTS 4 AND 5, BEING 1.7 FEET DEEP TO THE WEST SIDE OF LOT 4 AND 1.6 FEET DEEP ON THE EAST SIDE OF LOT 5, CONVEYED BY C. H. WHEAT AND WIFE, ANNA TO DALLAS COUNTY BY DEED DATED 5/13/19 FOR ROAD PURPOSES.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 1809, PG. 566;
VOL. 1665, PG. 140;

BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH
CENTRAL ZONE

ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIRST AMERICAN TITLE. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40' USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
Date: 03-18-2020 UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
G. F. No.: 2476621-DFW94 ANY LOSS RESULTING THEREFROM.

Job no.: 202001733 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
Drawn by: BM FIRST AMERICAN TITLE

