

LEGEND

- | | |
|-----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | ◻ CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | CM AIR CONDITIONER |
| ⊗ "x" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | — — STONE |
| —CL— CHAIN LINK | — — CONCRETE |
| —WF— WOOD FENCE 0.5' WIDE TYPICAL | — — COVERED AREA |
| —DS— DOUBLE SIDED WOOD FENCE | — — BRICK |

EXCEPTIONS:
 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.

THERE IS AN APPARENT ENCROACHMENT OVER THE FRONT BUILDING LINE.

REVISION MADE TO ADD SQUARE FEET & ACREAGE.—MARIA 01/27/2022

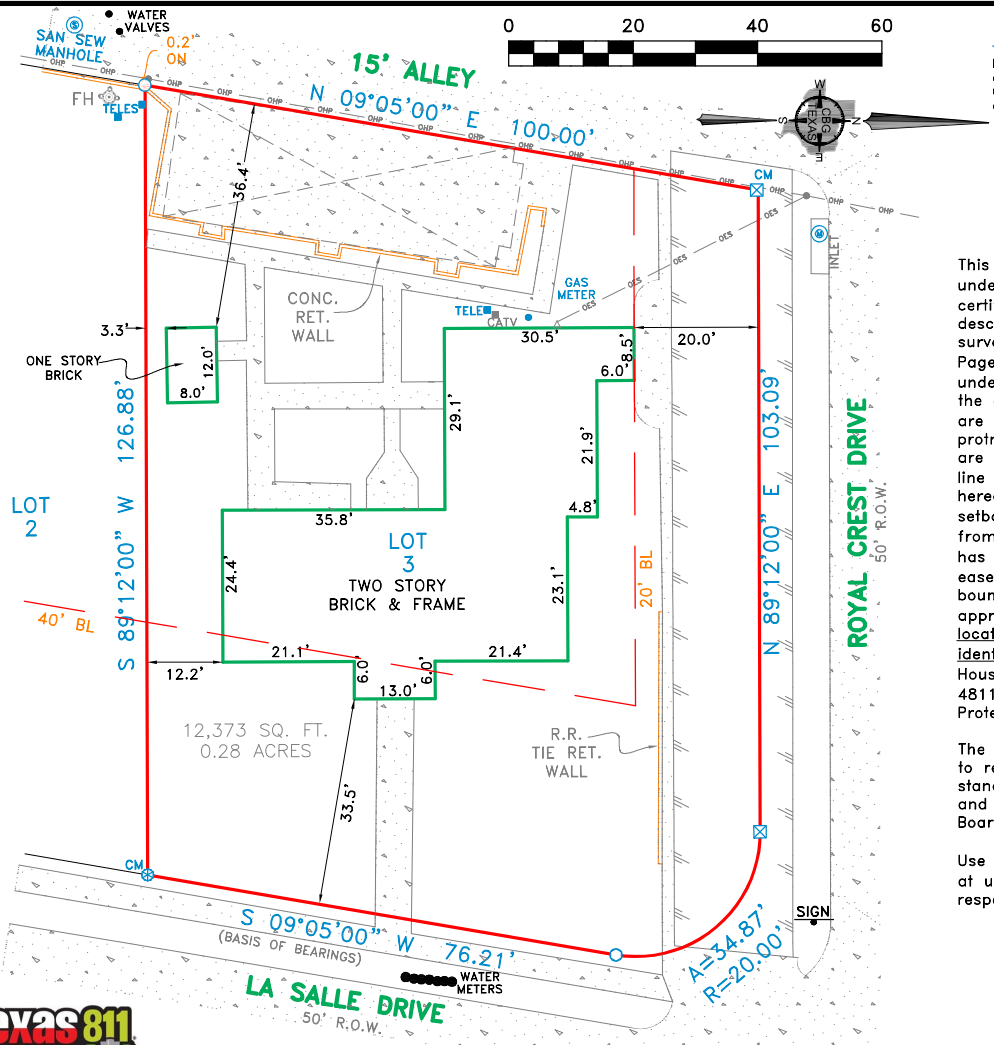


Call 811 Before You Dig

NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

This survey is made in conjunction with the information provided by The Client. 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 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.

Date: _____ Accepted by: _____
 Purchaser Purchaser
 Purchaser



Lot Three (3), Block B of the Revision of All of Blocks B and C and Park of Block D, E, F, and G of the Richardson Terrace Addition, an Addition to the City to Richardson, Dallas County, Texas, according to Map thereof recorded in Volume 35, Page 17, of the Map Records of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by The Client. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to The Client that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 321 La Salle Drive described in Volume 35, Page 17 shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No 48113C0205K with a date of 07/07/2014 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that The Client are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

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.

Drawn By: MARIA
 Scale: 1" = 20'
 Date: 11/10/2020
 GF No.: N/A
 Job No. 2021362

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