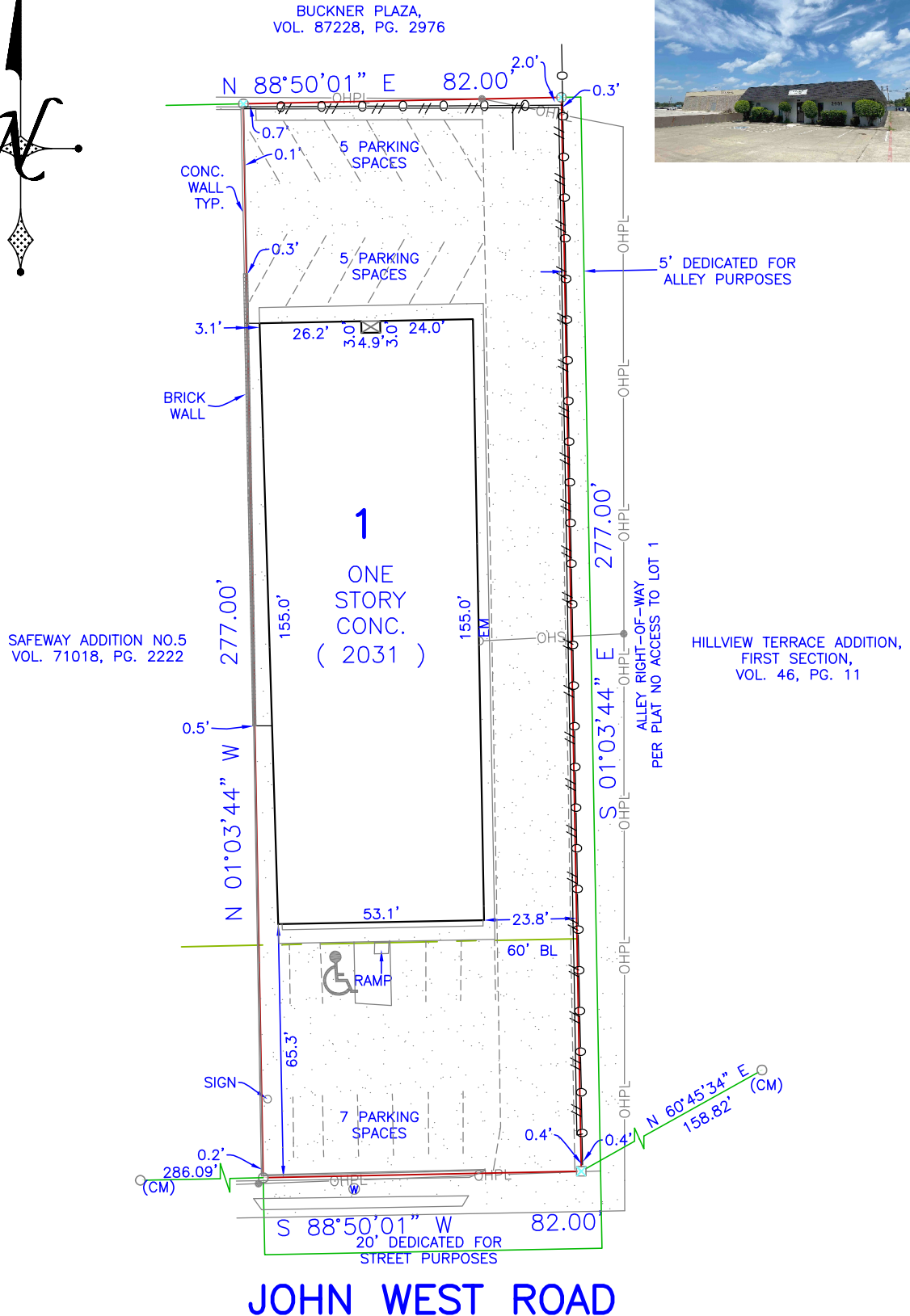
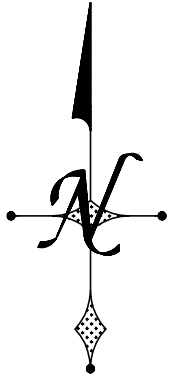


SURVEY PLAT

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. 2031 JOHN WEST ROAD, in the city of DALLAS Texas.

Being Lot 1, Block 1/7376 of CARTER ADDITION NO. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 84193, Page 1590, Map Records, Dallas County, Texas.



JOHN WEST ROAD

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 FIDELITY NATIONAL TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
Date: 06/24/2021
G. F. No.: FT-44070-9000702100091
Job no.: 2280GR
Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE BURNS JOB#202106211

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD SET
○	SET 'X'
○	FOUND 'X'
○	5/8" IRON ROD FOUND
○	PK NAIL FOUND
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	ELECTRIC
○	PE - POOL EQUIP
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
(UNLESS OTHERWISE NOTED)	

