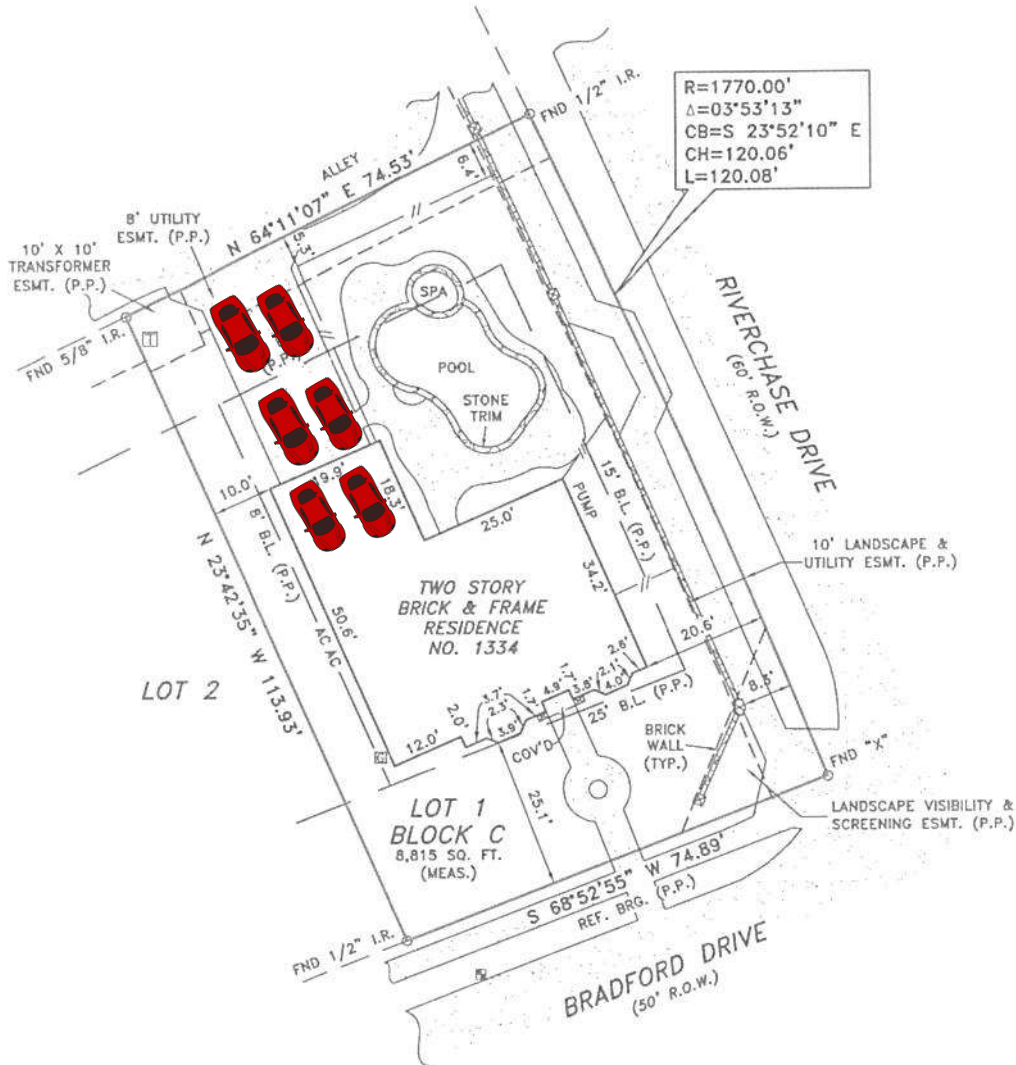


'SURVEY PLAT'

LOT 1, BLOCK C, REPLAT RIVER RIDGE ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 95031, PAGE(S) 2123, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.



ADDRESS: 1334 BRADFORD DRIVE

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480170 0155, DATED 08/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

NOTES:

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 92167, PAGE 1729, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- 3) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DALLAS-FORT WORTH REGIONAL AIRPORT ORDINANCE NO. 71-100, RECORDED IN VOLUME B2173, PAGE 178, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

DATE: _____

CERTIFIED TO: HEXTER-FAIR TITLE BUYER: ALLEN DATE: 06/07/2013 GF#: 1824573-HXF69 TECH: BM DRAFTER: HLH JOB NO.: 13-06-048

SYMBOL LEGEND	FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY
--- WOOD FENCE	<p>I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 1824573-HXF69 PROVIDED BY HEXTER-FAIR TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.</p> <p><i>Jason L. Morgan</i> JASON L. MORGAN RPLS 5587</p>
--- CHAIN LINK FENCE	
--- WIRE FENCE	
--- WROUGHT IRON FENCE	
○ COLUMN	
● POWER POLE	
⊠ WATER METER	
--- POWERLINE	
--- OVERHEAD SERVICE LINE	
⊠ TRANSFORMER AND PAD	
⊠ GAS METER	
--- ASPHALT SURFACE	
--- CONCRETE	



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

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