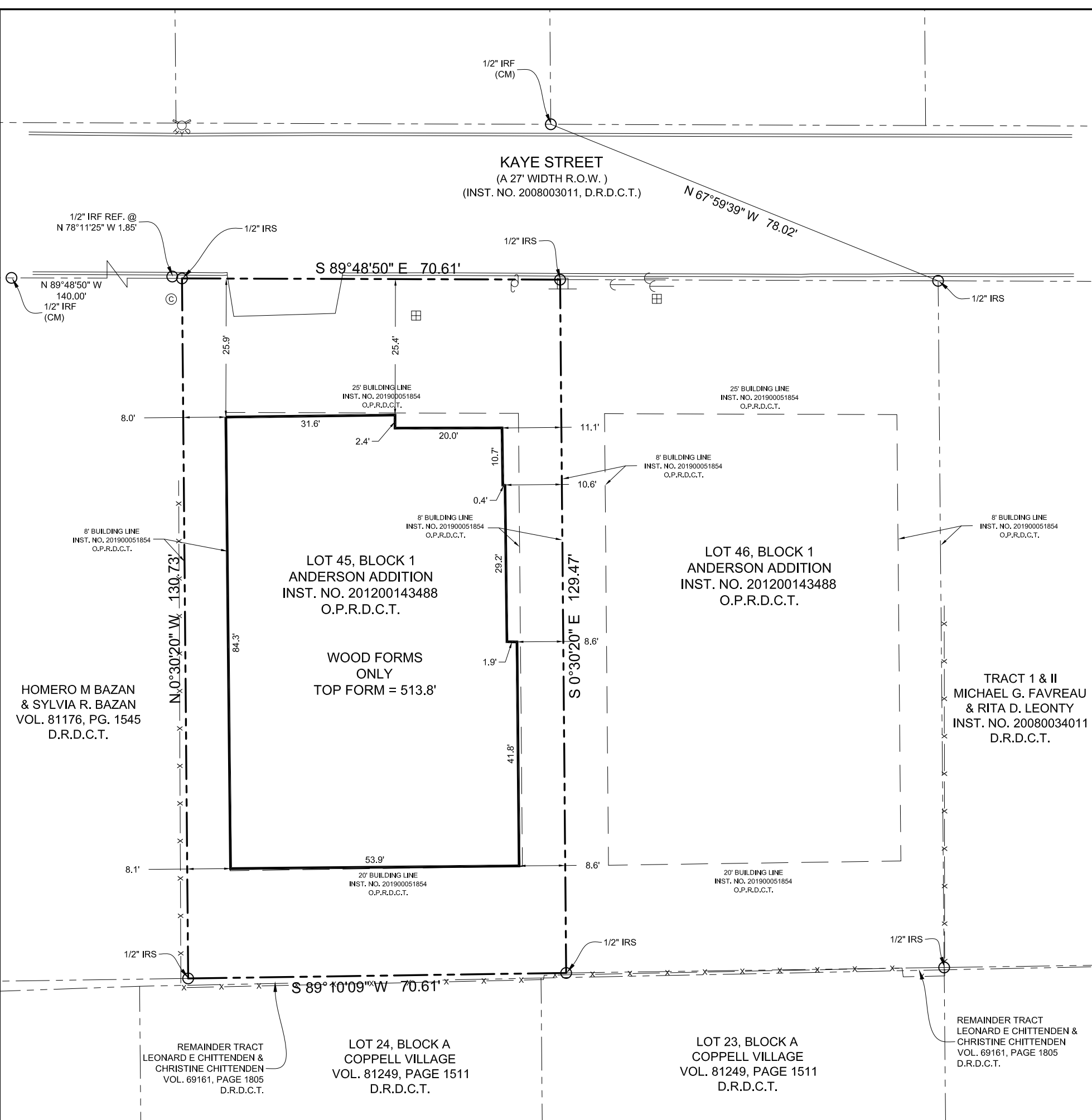


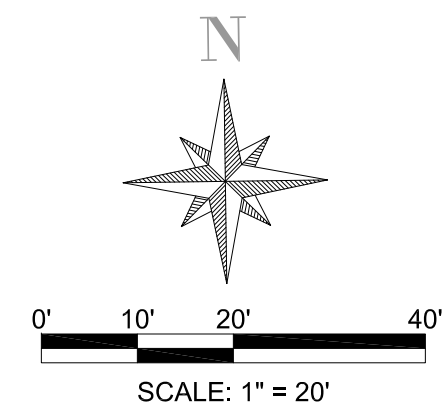
SURVEY PLAT

This is to certify that I have, this date, made an on the ground survey of the property located on 309 Kaye Street in the City of Coppell, Texas, described as follows:

Lots 45, Block 1, Anderson Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201900051854, Official Public Records of Dallas County, Texas.



- | | | | |
|--|----------------------|--|-----------------|
| | GAS METER | | FIRE HYDRANT |
| | GAS VALVE | | WATER METER |
| | TELEPHONE PEDESTAL | | FUEL PORT |
| | POWER POLE | | WATER VALVE |
| | DOWN GUY | | TRANSFORMER PAD |
| | S.S. MAN HOLE | | ELECTRIC BOX |
| | CLEAN OUT | | TREE |
| | MONITERING WELL | | SIGN |
| | TRAFFIC SIGNAL POLE | | LIGHT POLE |
| | TRAFFIC SIGNAL BOX | | TYPICAL FENCE |
| | SWB MAN HOLE | | BOLLARD |
| | PROPOSED GRATE INLET | | |
| | VAULT | | |
| | STORM DRAIN MAN HOLE | | |



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood). Map date 07-07-2014 Community Panel No. 48113C0135 K subject lot is located in Zone X. If this site is not within an identified flood hazard area, this Flood 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 Flood Statement shall not create liability on the part of the Surveyor.

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.

Larry Turman
Registered Professional Land Surveyor No. 1740

L - R SURVEYING, LLC TBPS No. 10194623 P.O. BOX 2415 GRANDBURY, TEXAS 76048 (817) 354-1445 (817) 798-4039 CELL surveygroup@att.net	JOB NO.:	21-053
	DATE:	September 2, 2021
	SCALE:	1" - 20'
	DRAWN BY:	RP