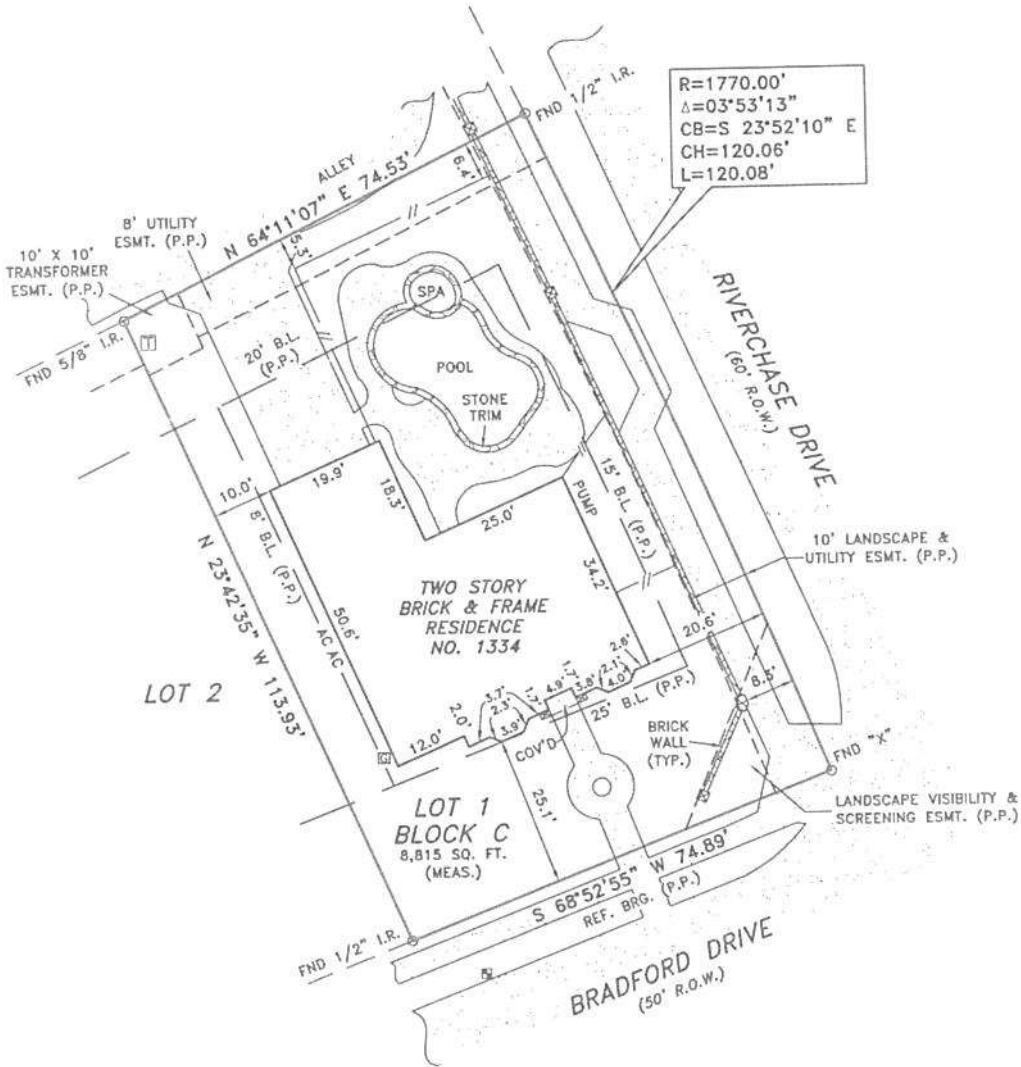


**"SURVEY PLAT"**

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.



**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 82173, PAGE 178L, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

ADDRESS: 1334 BRADFORD DRIVE  
**FLOOD STATEMENT:**  
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480170 0155J, 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:

CERTIFIED TO: HEXTER-FAIR TITLE    BUYER: ALLEN    DATE: 06/07/2013    GF#: 1824573-HXF69    TECH: BM    DRAFTER: HLH    JOB NO.: 13-05-048

SYMBOL	LEGEND
—//—	WOOD FENCE
—z—	CHAIN LINK FENCE
—x—	WIRE FENCE
—o—	WROUGHT IRON FENCE
⊙	COLUMN
⊙	POWER POLE
⊙	WATER METER
⊙	POWERLINE
—s—	OVERHEAD SERVICE LINE
⊙	TRANSFORMER AND PAD
⊙	GAS METER
⊙	ASPHALT SURFACE
⊙	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT 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.

*Jason L. Morgan*  
 JASON L. MORGAN    RPLS 5587



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

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