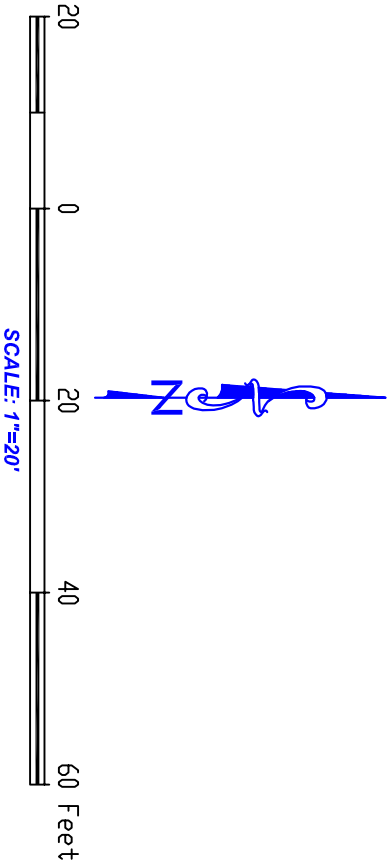


PROPERTY DESCRIPTION  
560 S. COPPELL ROAD, BEING LOT 27, BLOCK 1, OF LOST CREEK ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 20080103717, PLAT RECORDS, DALLAS COUNTY, TEXAS.

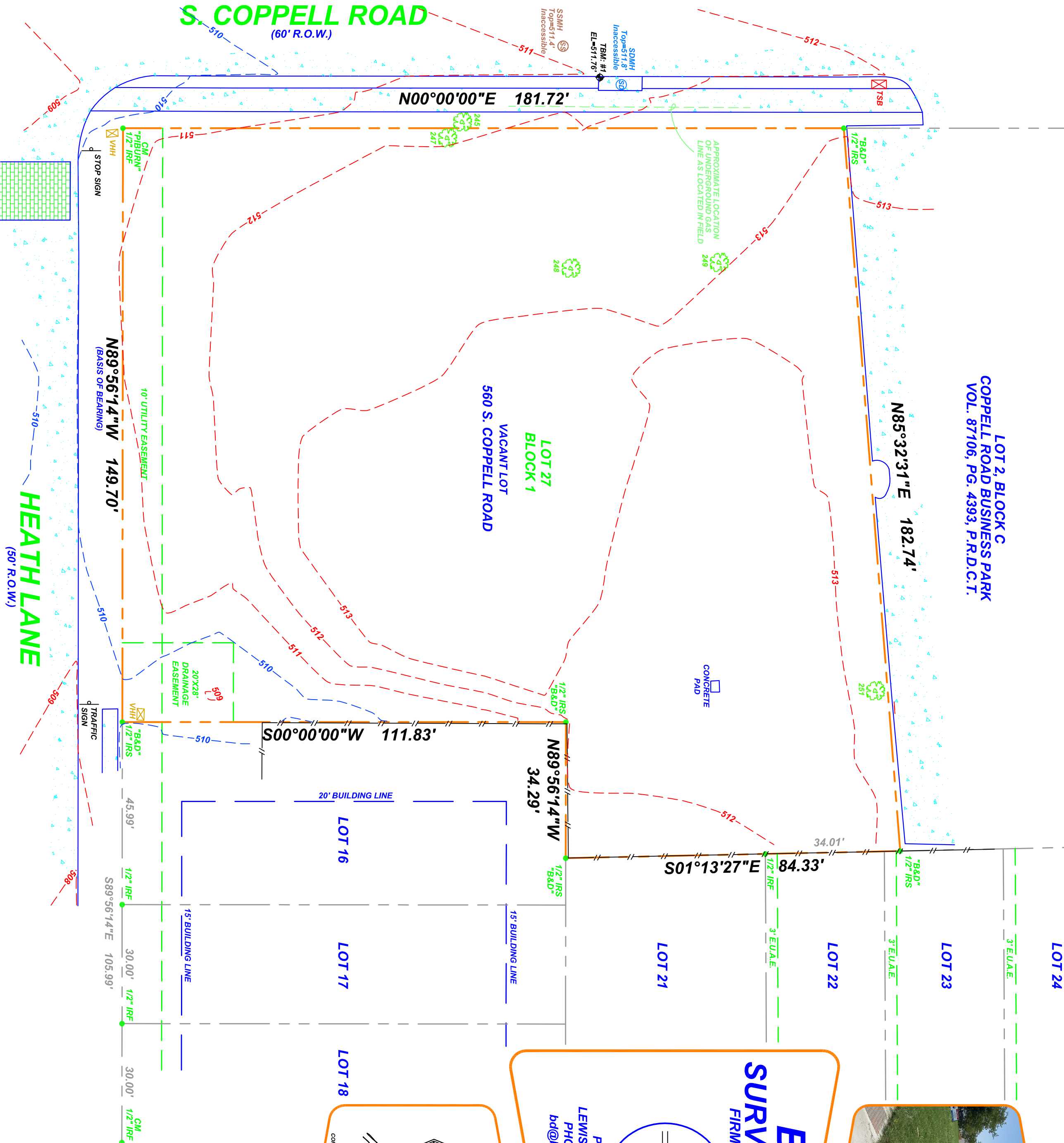
SURVEYORS CERTIFICATION  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT  
THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48113C0133K PRESENT EFFECTIVE DATE OF MAP JULY 7, 2014, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES  
1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.  
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.  
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE MAINTENANCE STORAGE COMPANY, TITLE COMPANY, IF ANY, LISTED HEREON.  
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
5.) BEFORE STARTING ANY CONSTRUCTION, CALL DIGITEST TO LOCATE ANY POSSIBLE UNDERGROUND LINES. "CALL 811 BEFORE YOU DIG, ITS THE LAW."  
6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. THIS SURVEY, B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF ANY UTILITIES OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
7.) VERTICAL DATUM BASED ON GPS OBSERVATIONS, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
8.) TBM #1: "X" CUT AT THE SOUTHWEST CORNER OF A CONCRETE CURB INLET, LOCATED ALONG THE EAST SIDE OF S. COPPELL ROAD, APPROXIMATELY 12 FEET NORTHWEST OF A SANITARY SEWER MANHOLE NEAR THE CENTER OF S. COPPELL ROAD, AND APPROXIMATELY 120 FEET NORTH OF THE NORTH LINE OF HEATH LANE.  
9.) TBM #2: "X" CUT IN A SIDEWALK NEXT TO A MAILBOX, LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF S. COPPELL ROAD AND THE SOUTH LINE OF HEATH LANE, BEING THE SOUTHEAST INTERSECTION OF SAID ROADS.  
10.) ORIGINAL MONUMENTS, AS LISTED/SHOWN ON RECORDED PLAT, HAVE BEEN DISTURBED OR DESTROYED DUE TO VARIOUS TYPES OF CONSTRUCTION AND/OR DEVELOPMENT.  
11.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT; THEREFORE, NO SEARCH OR RECORDED EASEMENTS WAS PERFORMED.



LEGEND	
COVERED AREA	CM = CONTROLLING MONUMENT
ASPHALT	FD = FOUND MON. (AS DESCRIBED)
BRICK	IRF(S) = IRON ROD FOUND (SET)
CONCRETE	T&D = TIE ROD FOUND (SET)
GRAVEL	T&D = TIE ROD FOUND (SET)
WOOD	T&D = TIE ROD FOUND (SET)
STONE	"PIBURN" = ORANGE CAP STAMPED
BRICK WALL	TBM = TEMPORARY BENCHMARK
R.R. TIE RETAINING WALL	E.U.A.E. = EXCLUSIVE USE ACCESS
CHAIN LINK FENCE	EL = ELEVATION
WIRE FENCE	EM = ELECTRIC METER
WOOD FENCE	GA = GUY ANCHOR
WOOD POST	LP = LIGHT POLE
WOOD POST	PP = POWER POLE
WOOD POST	GM = GAS METER
WOOD POST	GM = GAS MANHOLE
WOOD POST	GWS = GAS WARNING SIGN
OVERHEAD TELEPHONE LINE	SDMH = STORM DRAIN MANHOLE
OVERHEAD ELECTRIC LINE	SSMH = SANITARY SEWER CLEANOUT
PROPERTY LINE	SSCO = SANITARY SEWER CLEANOUT
ADJONER LINE	FH = FIRE HYDRANT
BUILDING LINE (BL)	ICV = IRRIGATION CONTROL VALVE
EASEMENT LINE (UE)	MMH = MASTER MANHOLE
CENTER LINE / SURVEY LINE	WV = WATER VALVE
	VHH = VERIZON HANDHOLE
	P.R.D.C.T. = PLAT RECORDS,
	DALLAS COUNTY, TEXAS

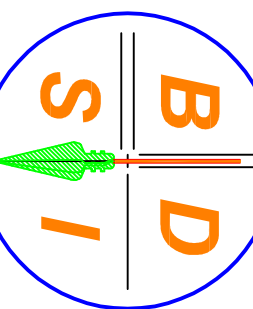


TREE LIST	
TAG	SIZE
245	20"
247	6"
248	48" CLUSTER
249	26"
251	17"

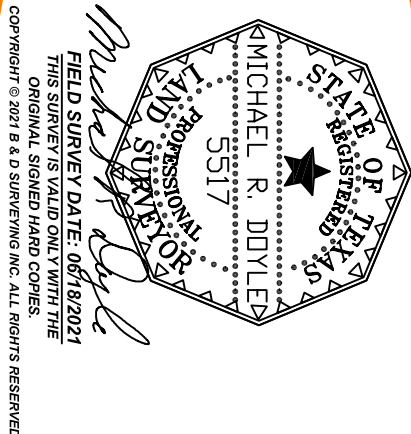
NO.	REVISION	BY	DATE



**B & D**  
SURVEYING, INC.  
FIRM NO. 101247-00



P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
bd@bandsurveying.com



DATE: 06/21/2021
TECH: JAV
CHECKED BY: PBM
B & D #: 2106010
GFF: N/A
CHRIS COLLINS 564 S. COPPELL ROAD COPELL, TX 75109

**BOUNDARY / TOPOGRAPHIC  
& TREE SURVEY**  
LOT 27, BLOCK 1  
LOST CREEK ADDITION  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS