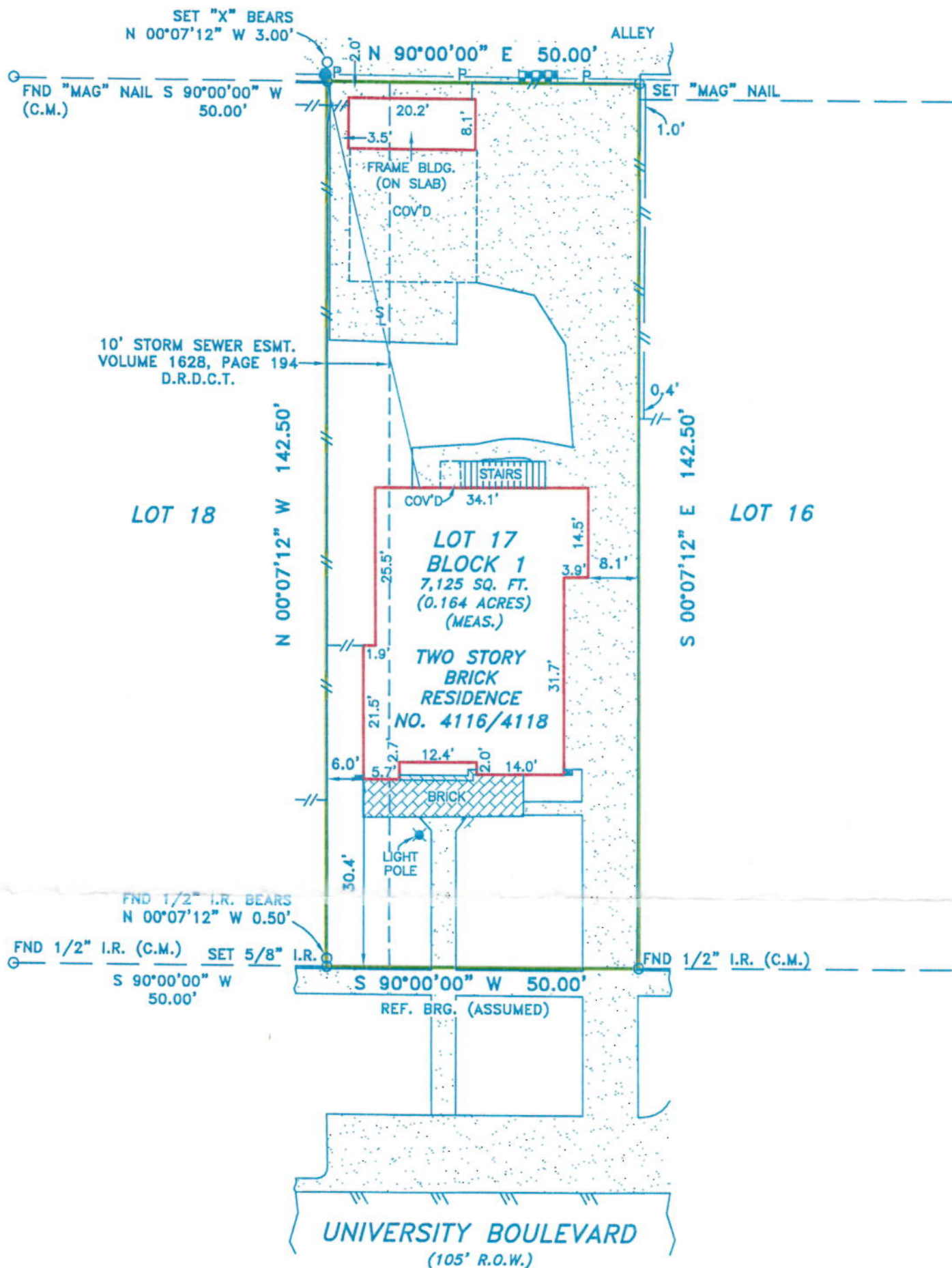


"SURVEY PLAT"

LOT 17, IN BLOCK 1, OF METHODIST UNIVERSITY ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 5, PAGE 74, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.



ADDRESS: 4116/4118 UNIVERSITY BOULEVARD

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480189 0335K, DATED 07/07/2014, 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.

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 1628, PAGE 194, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

DATE:

CERTIFIED TO: STEWART TITLE	BUYER: STAINBACK	GF#:669321	DRAFTER:BM	DATE: 02/09/2018	JOB NO.:18-02-035
SYMBOL LEGEND	FND= FOUND I.R. = IRON ROD I.P.= IRON PIPE ESMT.= EASEMENT	B.L.= BUILDING LINE (C.M.)= CONTROL MONUMENT			

—//—	WOOD FENCE
—X—	CHAIN LINK FENCE
—x—	WIRE FENCE
—o—	WROUGHT IRON FENCE
⊠	COLUMN
●	POWER POLE
⊙	WATER METER
—P—	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 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 GF NO. 669321 PROVIDED BY STEWART 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

TXRPLS 5587



Global Land Surveying, Inc.

SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
2030 "G" AVENUE, SUITE 1104
PLANO, TEXAS 75074
PHONE (972) 881-1700
ORDERS@GLS-INC.COM
FIRM NO. 10016300