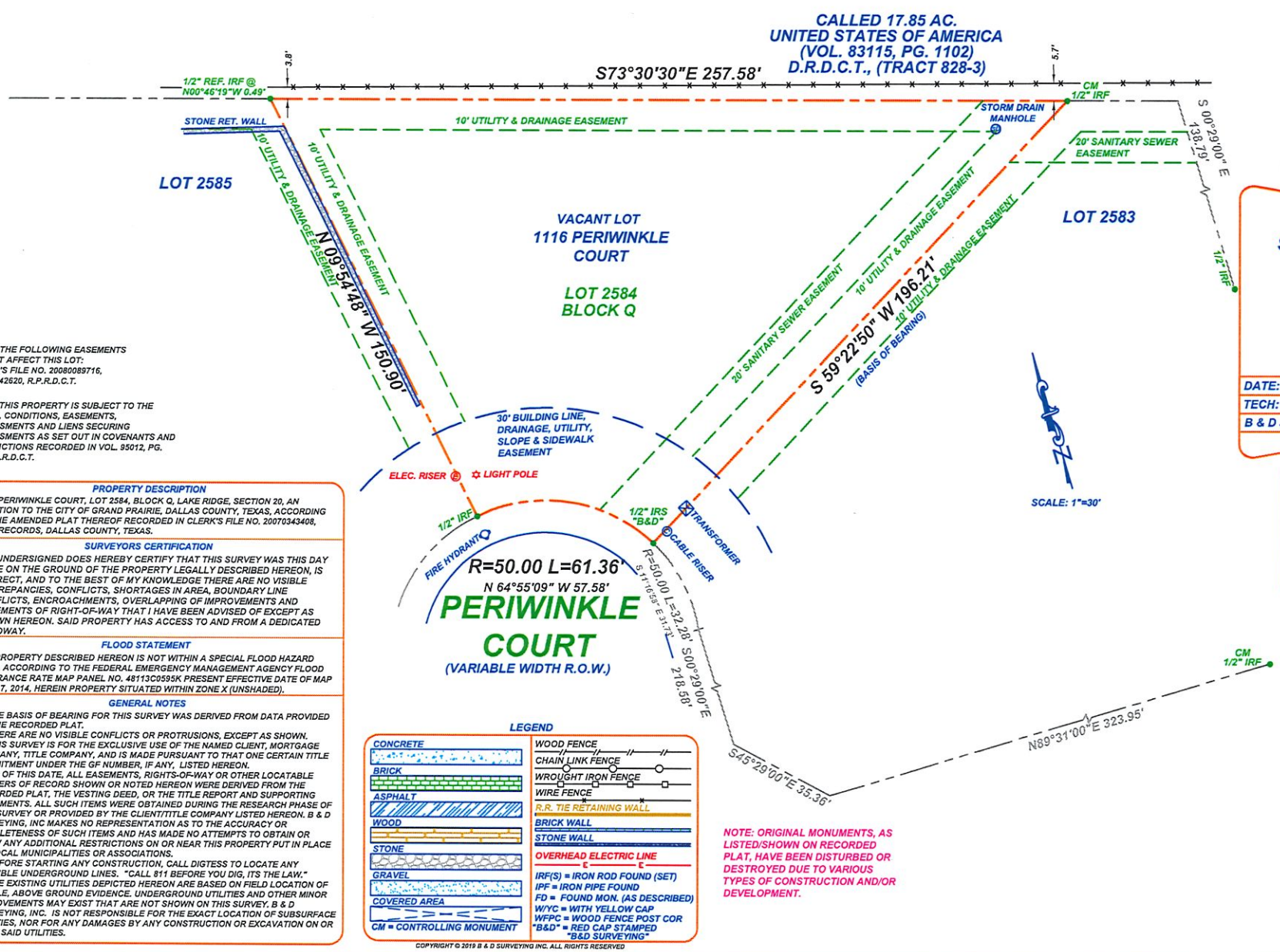

NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS LOT: CLERK'S FILE NO. 20080089716, 20070342620, R.P.R.D.C.T.

NOTE: THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, EASEMENTS, ASSESSMENTS AND LIENS SECURING ASSESSMENTS AS SET OUT IN COVENANTS AND RESTRICTIONS RECORDED IN VOL. 95012, PG. 2337, D.R.D.C.T.

PROPERTY DESCRIPTION

1116 PERIWINKLE COURT, LOT 2584, BLOCK Q, LAKE RIDGE, SECTION 20, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CLERK'S FILE NO. 20070343408, MAP 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. 48113C0595K 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 NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER, 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 DIGTESS 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 ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

LEGEND

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD ELECTRIC LINE

IRF(S) = IRON ROD FOUND (SET)
IPF = IRON PIPE FOUND
FD = FOUND MON. (AS DESCRIBED)
W/YC = WITH YELLOW CAP
WFPC = WOOD FENCE POST COR
"B&D" = RED CAP STAMPED "B&D SURVEYING"

NOTE: ORIGINAL MONUMENTS, AS LISTED/SHOWN ON RECORDED PLAT, HAVE BEEN DISTURBED OR DESTROYED DUE TO VARIOUS TYPES OF CONSTRUCTION AND/OR DEVELOPMENT.

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VACANT LOT SURVEY

B & D SURVEYING, INC.
FIRM NO. 101247-00
P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com

DATE: 08/09/2019
TECH: JW/MRD
B & D JOB #: 1908030M

STATE OF TEXAS REGISTERED MICHAEL R. DOYLE 5517 PROFESSIONAL LAND SURVEYOR

FIELD SURVEY DATE: 08/08/2019
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

Chris Johnson
3883 Turtle Creek Blvd.
Unit 2017
Dallas, TX 75219

GF#: 2744243-215043893