

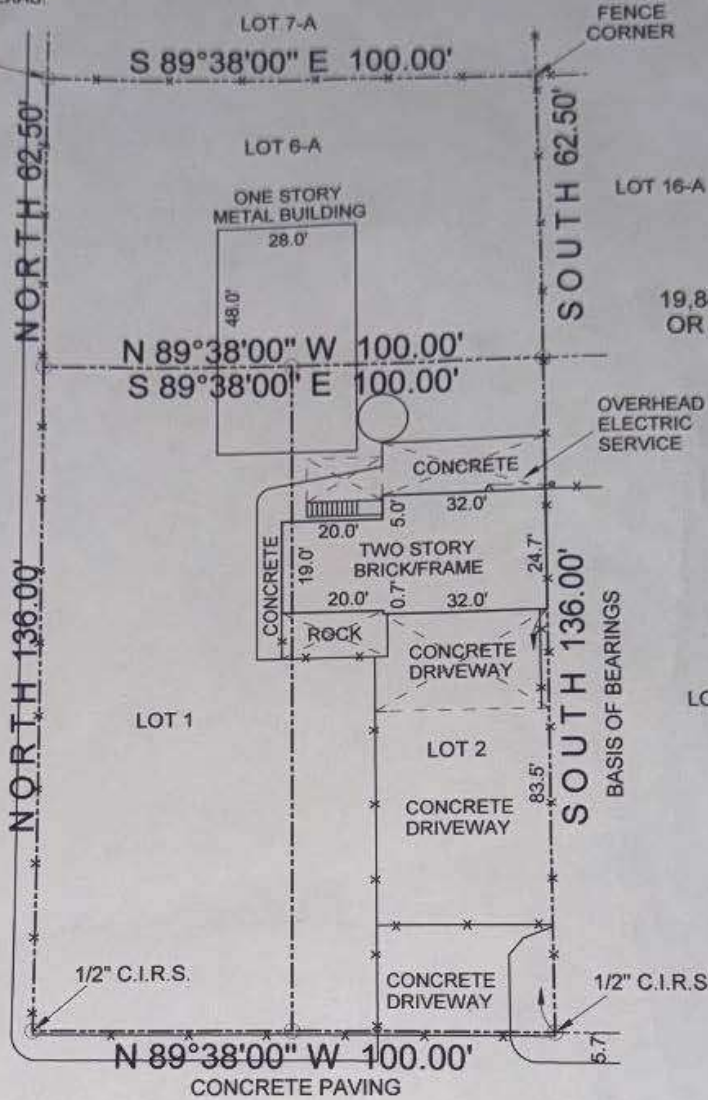
TRACT 1: LOTS 1 AND 2, BLOCK 8, MOUNTAIN LAKEVIEW ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 69094, PAGE 1873, OF THE MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

TRACT 2: LOT 6A, BLOCK 8, MOUNTAIN LAKEVIEW ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 69094, PAGE 1873, OF THE MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

LAKE SHORE DRIVE

40' R.O.W.

CONCRETE PAVING



19,849.59 S.F.  
OR 0.456 AC.

1" = 30'  
NORTH

1822 ARMSTEAD AVENUE

40' R.O.W.

ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT VOLUME 4, PAGE 379 & VOLUME 69094, PAGE 1873 UNLESS OTHERWISE NOTED.

CHECK WITH UTILITY CO. FOR BURIED LINES.

ACCEPTED BY: \_\_\_\_\_  
\_\_\_\_\_

TITLE COMPANY ALLEGIANCE TITLE COMPANY  
DATE \_\_\_\_\_

THIS PROPERTY LIES IN ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL #485472 0455 M.

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS, AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONETIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.



GF# 2098520-02TS

SCALE 1" = 30'

DATE 2-27-2020

FILE NO. 20-033

KMR LAND SURVEYING - FIRM NO. 101005-00 3029 PECAN CIRCLE, BEDFORD, TEXAS 76021  
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