

# SURVEY PLAT

## PROPERTY DESCRIPTION

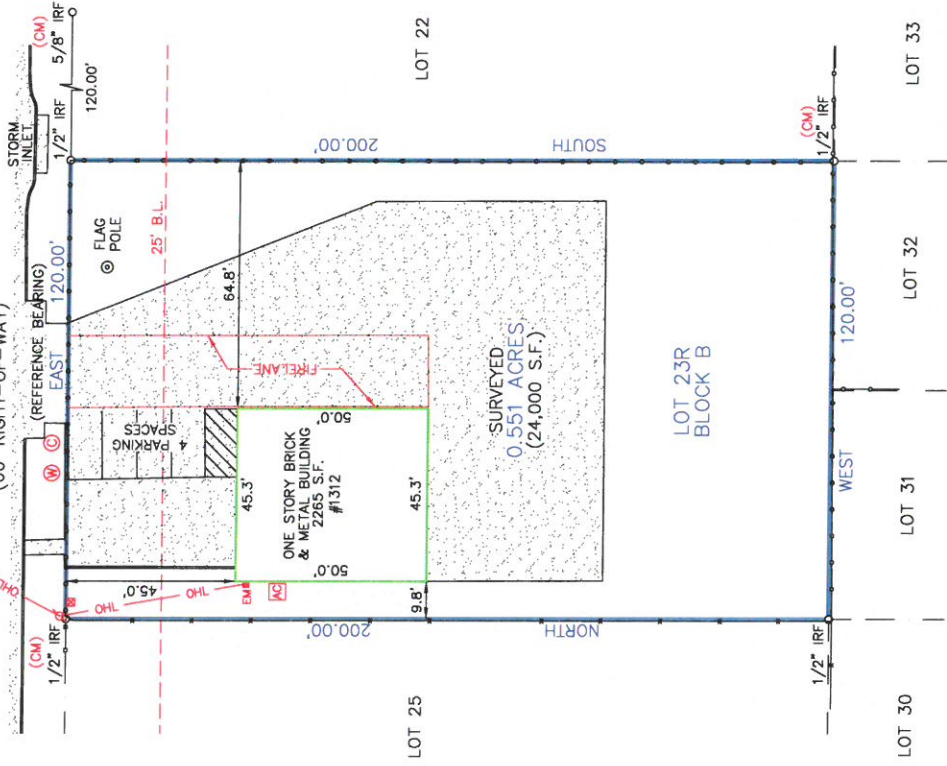
BEING LOT 23R, BLOCK B, OF A REPLAT OF LOTS 23 AND 24, CLOVER HAVEN ADDITION, TO THE CITY OF DESOTO, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86135, PAGE 5393, MAP RECORDS OF DALLAS COUNTY, TEXAS.

## FLOOD NOTE

According to my interpretations of the Dallas County, Texas and incorporated Areas, Flood Insurance Rate Map Number 48113C0630J dated July 7, 2014, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

# LYNDON AVENUE

(60' RIGHT-OF-WAY)

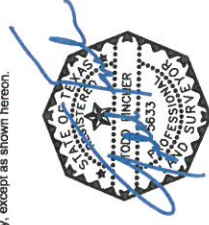


## NOTES

1. Directional Control shown hereon is based on the Plat recorded in Volume 86135, Page 5393, Map Records of Dallas County, Texas.
2. This survey was performed without the benefit of a current title commitment and might not portray exceptions that a current title commitment might reveal. No additional research of easements, restrictions or ordinances was performed by surveyor.

## SURVEYOR'S CERTIFICATE

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey, and, after the exercise of professional diligence and reasonable care that this is, in accordance with the best of the undersigned's knowledge and belief, that there are no visible discrepancies, conflicts, shortage in area, or boundary conflicts or visible encroachments, projections or overlapping of improvements, except as shown hereon, and the the property has access to and from the dedicated roadway, except as shown hereon.



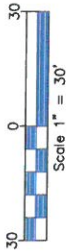
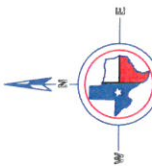
Todd Fincher, R.P.L.S.  
Signed: February 16, 2017.

**Todd Fincher, R.P.L.S.**  
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JOB NO. 1701-1117  
FIELDER AC  
DRAFTED AC  
CHECKED T.F.



ADDRESS: 1312 LYNDON AVENUE, DESOTO, TEXAS 75115



## LEGEND

- (CM) = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- WM = WOOD MONUMENT
- WM = WATER METER
- EM = ELECTRIC METER
- EM = CLEANOUT
- WJ = WATER METER
- WJ = POWER POLE
- WJ = GAS METER
- AC = AIR CONDITIONER
- CS = CONCRETE SURFACE
- CL = CHAIN LINK FENCE
- SM = SHEET METAL FENCE
- SM = RUSTIC IRON FENCE
- BL = BUILDING LINE