

# SURVEY PLAT

PROPERTY DESCRIPTION

LOT 3, BLOCK 46/5838, OF KESSLER HEIGHTS ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 214, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

FLOOD NOTE

According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C00485J dated August 23, 2001 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.

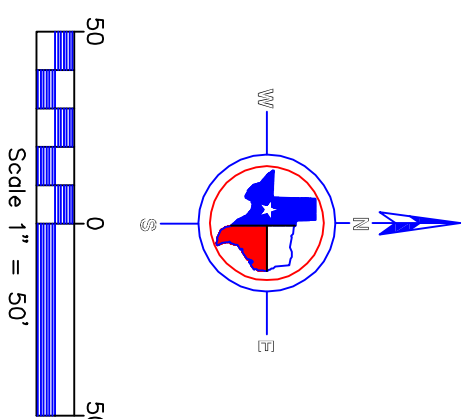
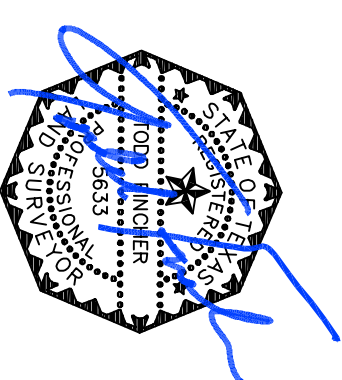
NOTES

1. Directional Control shown hereon is based on the plat recorded in Volume 5, Page 214 of the 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.

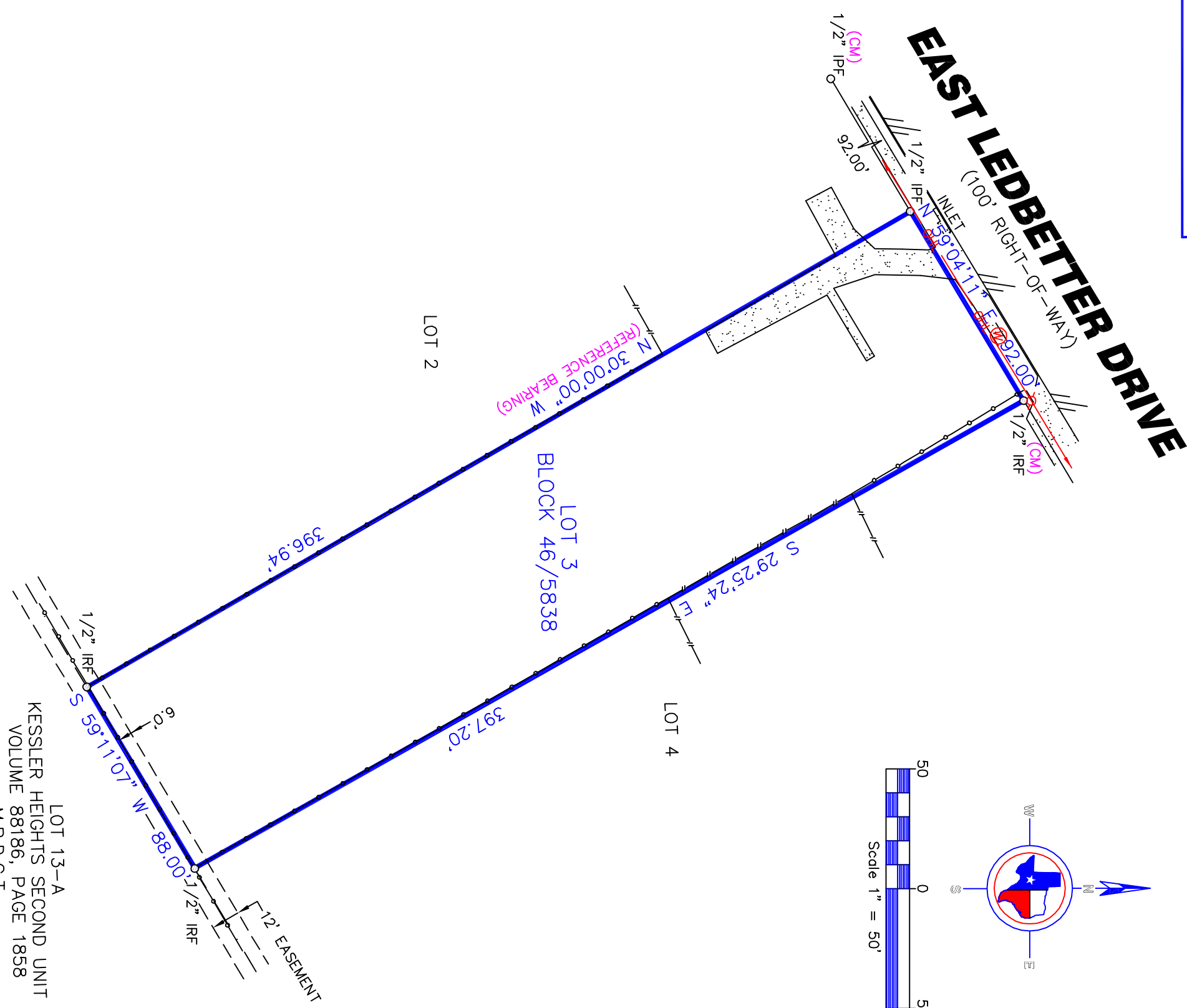
SURVEYORS CERTIFICATE

I hereby certify to Fernando Martinez and Jose J. Martinez, Jr., that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincher, R.P.L.S.  
Signed: February 5, 2018.



- LEGEND**
- (CM) = CONTROLLING MONUMENT
  - IPF = IRON PIPE FOUND
  - IRF = IRON ROD FOUND
  - OHL = OVERHEAD UTILITY LINES
  - ⊕ = POWER POLE
  - ⊗ = WATER METER
  - //— WOOD FENCE
  - CHAIN LINK FENCE
  - CONCRETE



JOB NO. 1801-1111  
 FIELDED AC  
 DRAFTED AC  
 CHECKED T.F.

**FINCHER LAND SURVEYING, PLLC**  
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LOT 13-A  
 KESSLER HEIGHTS SECOND UNIT  
 VOLUME 88186, PAGE 1858  
 M.R.D.C.T.