

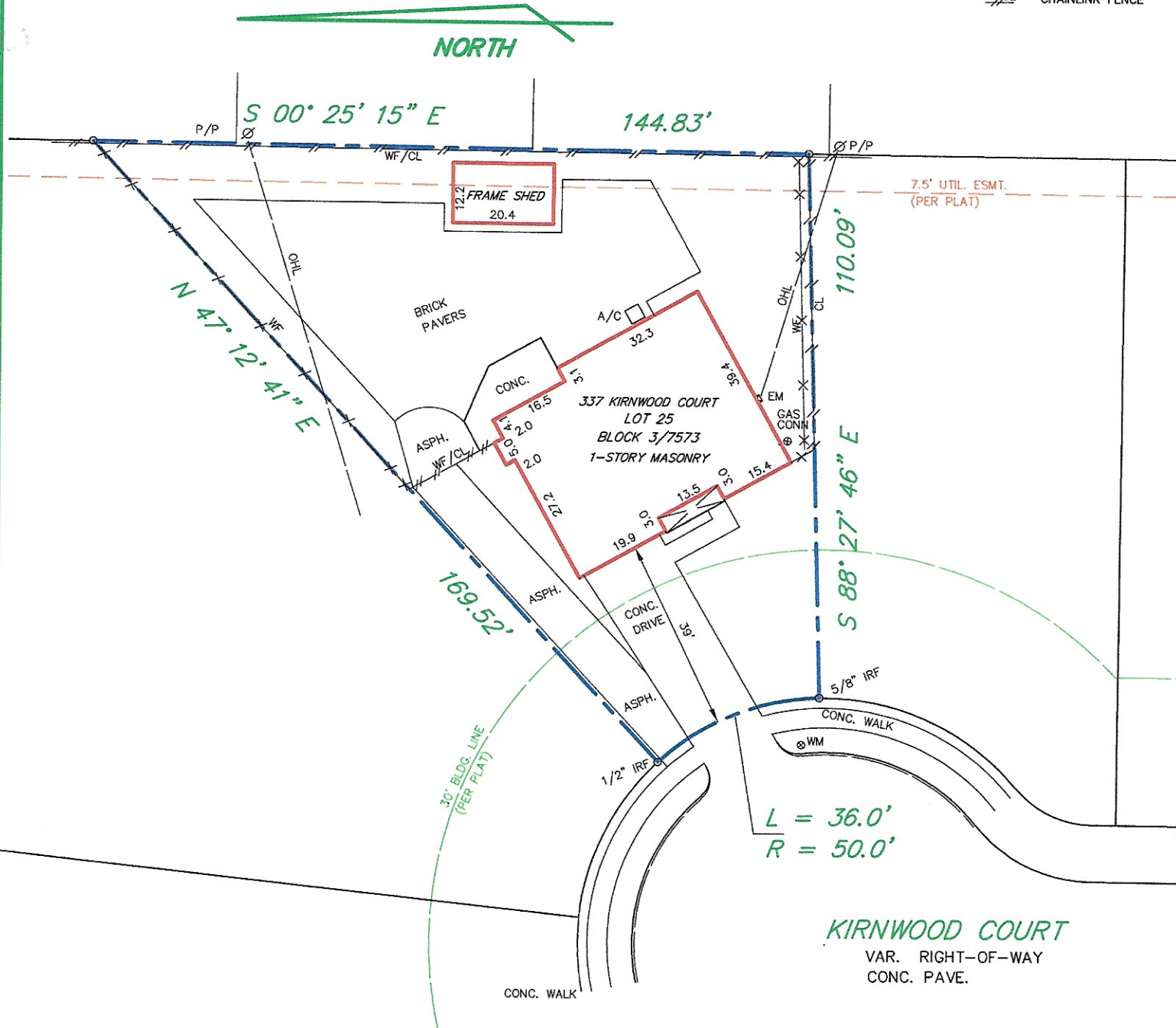
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED
 ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, OF PROPERTY LOCATED
 AT 337 KIRNWOOD COURT IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:
 BEING LOT 25, IN BLOCK 3/7573, OF OLDE FARMS ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 89, PLAT RECORDS, DALLAS COUNTY, TEXAS.

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY FEMA. THE PROPERTY APPEARS TO BE SITUATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP NO. 48113CD490K, DATED JULY 7, 2014. THE STATEMENT THAT THE PROPERTY DOES OR DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE IS NOT TO BE TAKEN AS A REPRESENTATION THAT THE PROPERTY WILL OR WILL NOT FLOOD.

LEGEND

IRF	IRON ROD FOUND		WOOD FENCE
WM	WATER METER		A/C PAD
GM	GAS METER		POWER POLE
EM	ELEC. METER		OVER HEAD LINES
			CHAINLINK FENCE



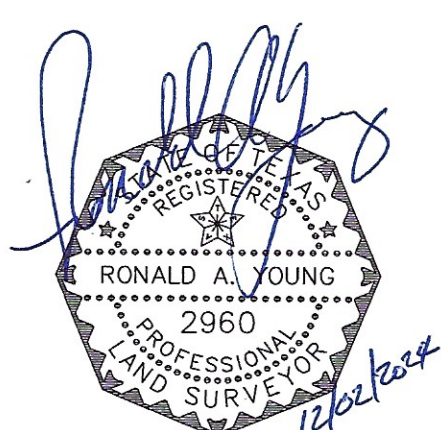
TO: NATIONAL TITLE GROUP, LLC
 AUGUSTIN MORALES

THE SURVEY DRAWING SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY SURVEY, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE NAMED PURCHASER AND TITLE COMPANY ONLY. THIS SURVEY IS MADE PURSUANT TO THE TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON, AND THAT AS OF THIS DATE THE EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, ARE AS SHOWN OR NOTED. THE LINES AND DIMENSIONS OF THE SUBJECT PROPERTY ARE AS INDICATED BY THE SUBDIVISION PLAT AND THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN. STRUCTURE DIMENSIONS HAVE BEEN ROUNDED. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE ONLY. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

BUILDING LINES AND BEARINGS ARE AS SHOWN ON THE SUBDIVISION PLAT THE BASIS OF BEARINGS IS THE EAST LINE OF KIRNWOOD COURT AS SHOWN ON THE PLAT OF OLDE FARMS ESTATES, AS RECORDED IN VOLUME 52, PAGE 89, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE IN BLUE INK.

SCALE 1" = 30' DATE 12/02/2024

G.F.# 782402821 JOB NO. 241123a



RONALD A. YOUNG, R.P.L.S.

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