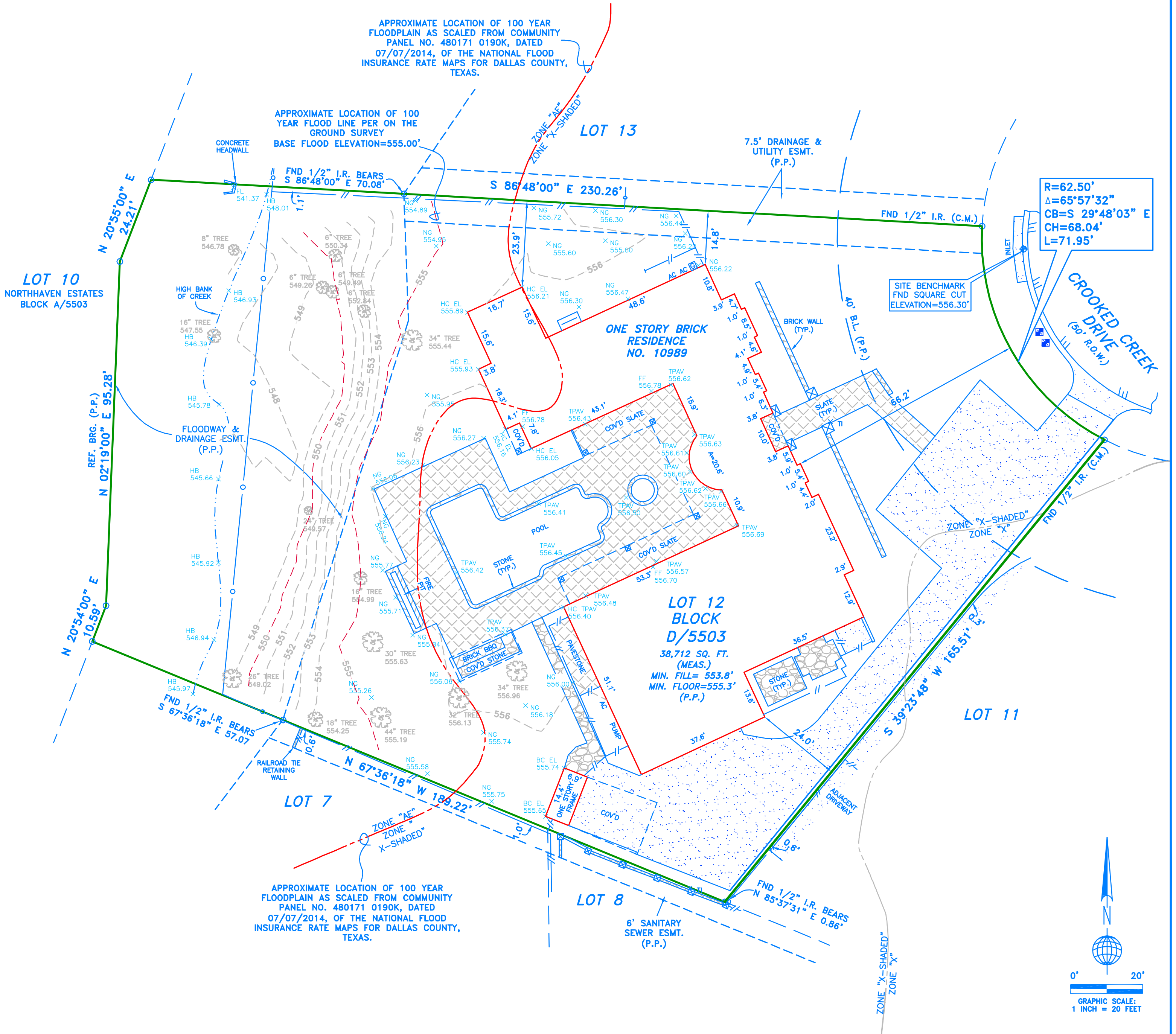


'SURVEY PLAT'

BEING LOT 12, IN BLOCK D/5503, OF ROYAL CREEK ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69119, PAGE 2597, MAP RECORDS, DALLAS COUNTY, TEXAS.



R=62.50'
 Δ=65°57'32"
 CB=S 29°48'03" E
 CH=68.04'
 L=71.95'

SITE BENCHMARK
 FND SQUARE CUT
 ELEVATION=556.30'

LOT 10
 NORTHAVERN ESTATES
 BLOCK A/5503

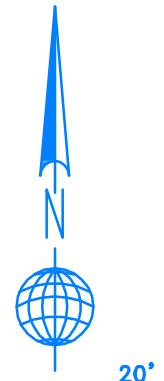
ONE STORY BRICK
 RESIDENCE
 NO. 10989

LOT 12
 BLOCK
 D/5503
 38,712 SQ. FT.
 (MEAS.)
 MIN. FILL=553.8'
 MIN. FLOOR=555.3'
 (P.P.)

LOT 11

LOT 7

LOT 8



BENCHMARK NOTE:
 A SQUARE IS CUT ON CONCRETE CURB AT MIDPOINT ON THE NORTHWEST CORNER OF THE INTERSECTION OF STRAIT LANE AND BOBBITT DRIVE. NAVD ELEVATION=560.65'

ADDRESS: 10989 CROOKED CREEK DRIVE
NOTE:
 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
 2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE AGREEMENT FOR UNDERGROUND EXTENSION OF SINGLE PHASE ELECTRIC SERVICE, RECORDED IN VOLUME 69194, PAGE 967, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.
FLOOD STATEMENT:

CERTIFIED TO: MARK NELSON DESIGN
 DRAFTER: BRS DATE: 01/07/2019 JOB NO.: 19-01-004

SYMBOL LEGEND	FND= FOUND	I.R.= IRON ROD	I.P.= IRON PIPE	ESMT.= EASEMENT	B.L.= BUILDING LINE	(C.M.)= CONTROL MONUMENT
---//--- WOOD FENCE						
-X- CHAIN LINK FENCE						
-X- WIRE FENCE						
-O- WROUGHT IRON FENCE						
⊠ COLUMN						
⊙ POWER POLE						
⊕ WATER METER						
-P- POWERLINE						
-S- OVERHEAD SERVICE LINE						
⊞ TRANSFORMER AND PAD						
⊞ GAS METER						
⊞ ASPHALT SURFACE						
⊞ CONCRETE						

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

Jason L. Morgan
 JASON L. MORGAN TXRPLS 5587

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