

# FINAL SURVEY



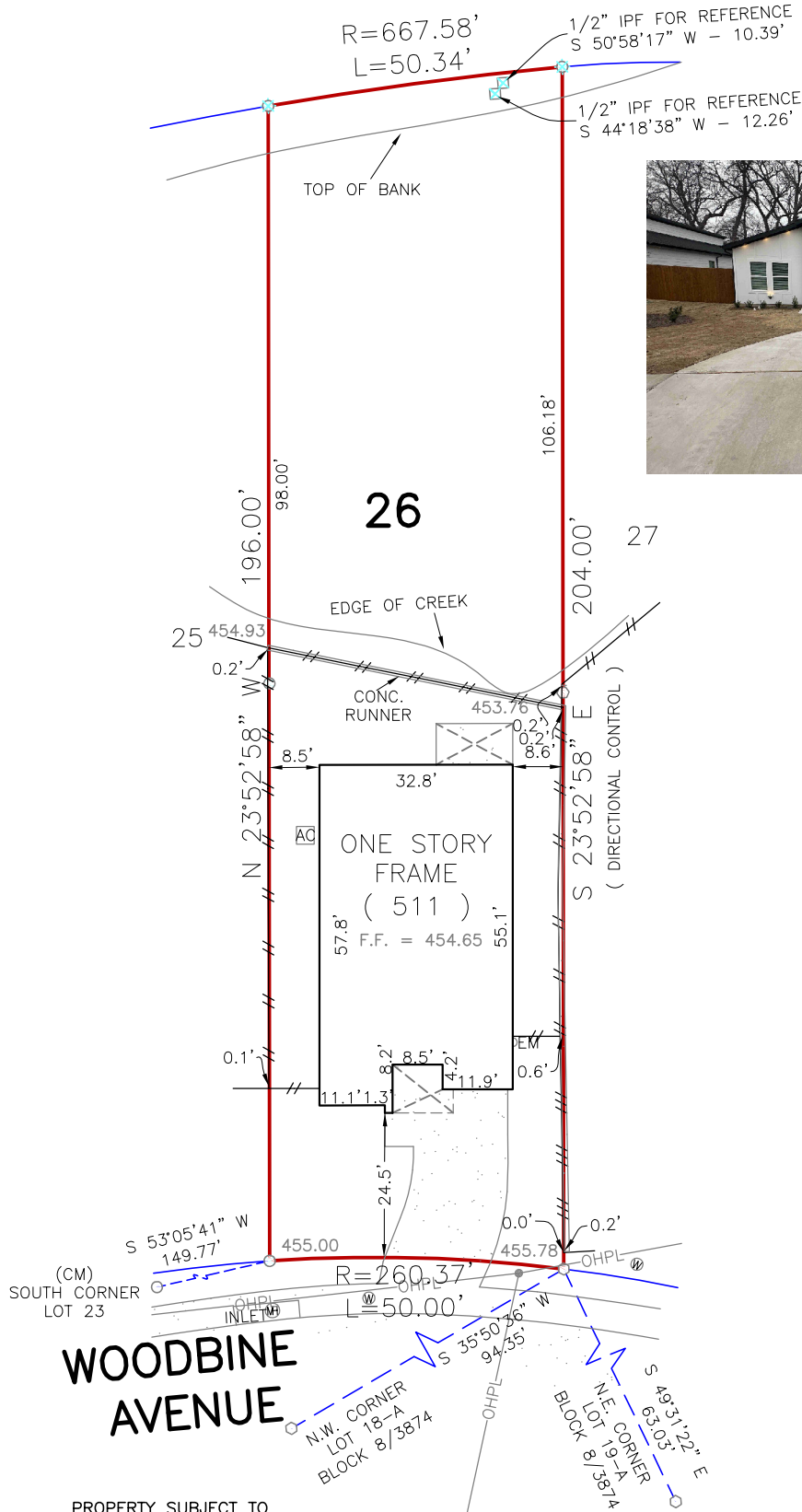
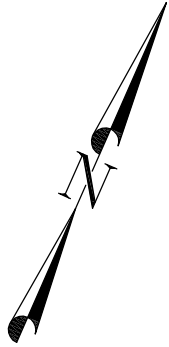
FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 511 WOODBINE AVENUE, in the City of DALLAS Texas.

Being Lot 26, of Cedar Cliff Addition, an Addition in the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 84189, Page 1286 of the Deed Records of Dallas County, Texas.

PAULA DYSON, ET AL  
PROB.# 02-143-P



EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.

Volume 2974, Page 536  
Volume 2974, Page 540

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS  
Volume 2, Page 260  
Volume 2974, Page 539

FORM SURVEY COMPLETED WITHOUT THE ADDED BENEFIT OF A PLOT PLAN.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 02/02/24

G. F. No.: N/A

Job no.: 202212321-2

Drawn by: AC

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR KANE TITLE

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINK	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EASEMENT SETBACK
	--- RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
○ 1/2"	IRON ROD FOUND
○ 1/2"	YELLOW-CAPPED IRON ROD SET
□ 1/2"	IRON PIPE FOUND
□ FOUND 'X'	
○ 5/8"	IRON ROD FOUND
●	POINT FOR CORNER
⊖	CABLE
⊖	CLEAN OUT
⊖	GAS METER
⊖	FIRE HYDRANT
⊖	LIGHT POLE
⊖	MANHOLE
---	GUY-WIRE
⊖	ELECTRIC
⊖	POWER POLE
⊖	TELEPHONE
⊖	WATER METER
⊖	WATER VALVE

(UNLESS OTHERWISE NOTED)

