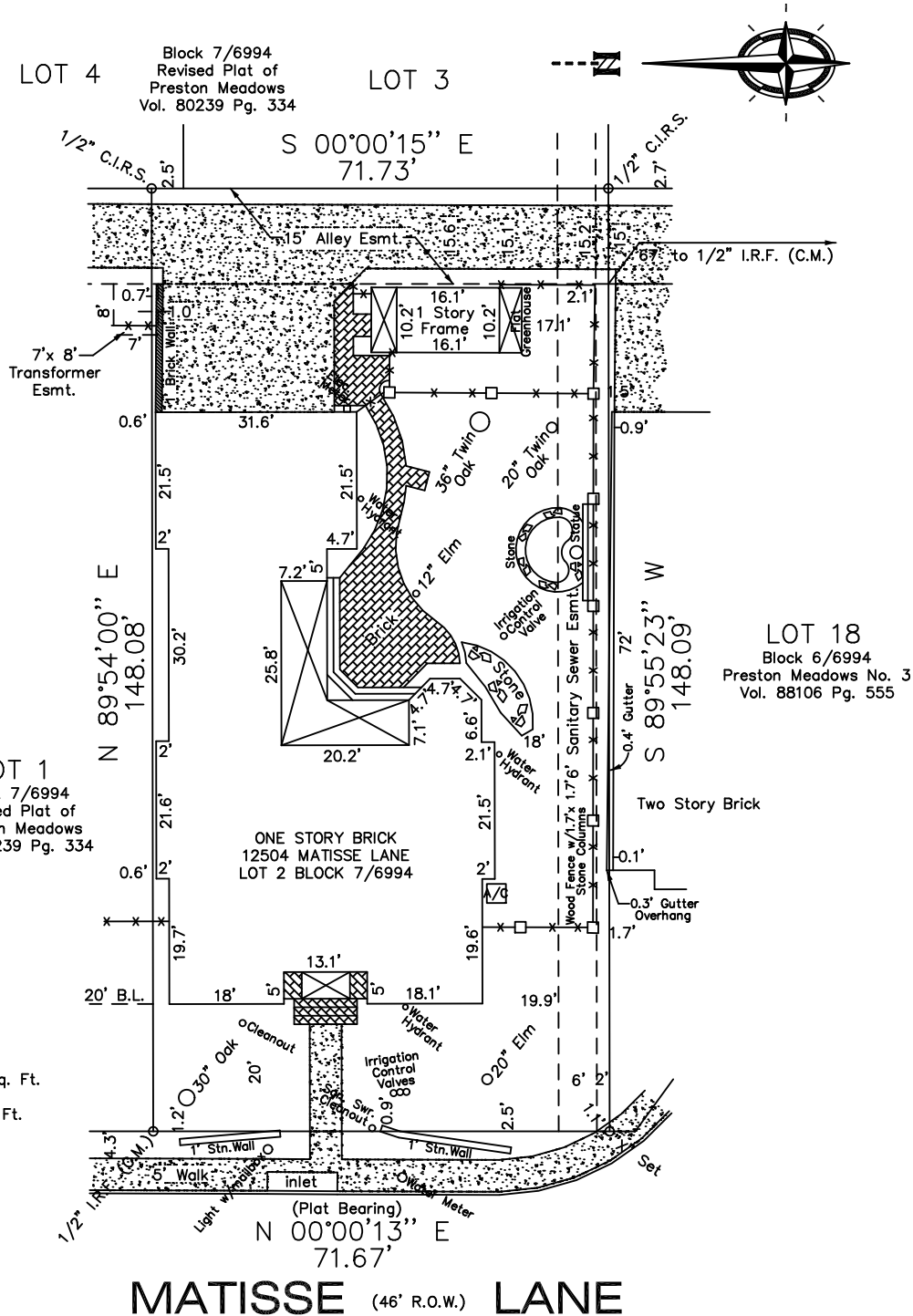


# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 12504 Matisse Lane in the City of Dallas, Texas, being Lot 2, Block 7/6994 of REPLAT OF PRESTON MEADOWS, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 88123, Page 1604, of the Map Records of Dallas County, Texas.

Property not located in a 100-year Flood Plain area per FIRM Community panel no. 48113C0195 J (Zone X) Effective Date: August 23, 2001.



Total House Foundation Square Footage = 3,717  
Garage Footprint = 678 Sq. Ft.  
Frame Building = 165 Sq. Ft.

**LOT 18**  
Block 6/6994  
Preston Meadows No. 3  
Vol. 88106 Pg. 555

## MATISSE (46' R.O.W.) LANE

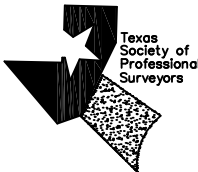
Property Zoned TH-1(A)

Note: C.M.=Control Monument

This survey was performed in connection with the transaction described in GF No. GARRETT SHERMAN of \_\_\_\_\_

\_\_\_\_\_, Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND..

Scale 1" = 20'  
Date 1/31/2013  
Job 13-130  
Drawn by Lynn L.



*Ben D. Rychlik*  
Registered Professional Land Surveyor 1630  
**SURVEYING ASSOCIATES**  
1018 S. Beckley, Dallas, Tx. 75203  
Phone: (214) 948-3324  
Fax: (214) 946-7540

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