

**PROPERTY DESCRIPTION**

Address: 648 Courtyard Lane, Lot 34, in Block A, of Terraces of Los Colinas, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 201900229776, Map/Plat Records, Dallas County, Texas.

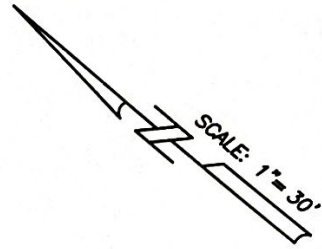


**Roome  
Land Surveying**

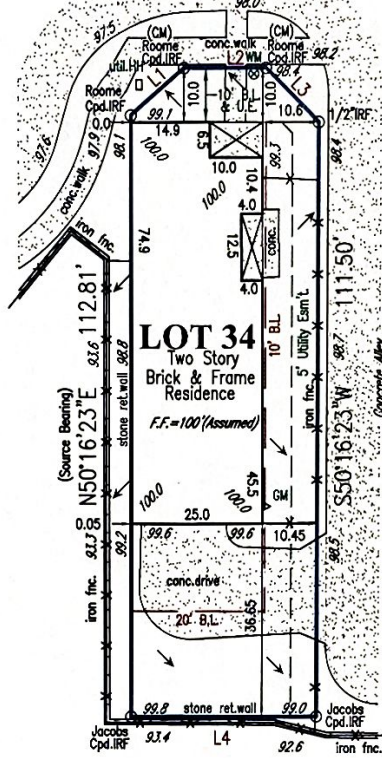
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomsurveying.com / Firm No. 10013100

LINE	BEARING	DISTANCE
L1	S80°42'40"E	13.25'
L2	S39°43'37"E	15.50'
L3	S05°16'23"W	14.14'
L4	N39°43'37"W	35.50'

**Courtyard Lane**



LOT 2X, BLOCK A  
OPEN SPACE  
WALL AND WALL  
MAINTENANCE EASEMENT  
0.260 ACRES



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IRF=Iron Rod Found | RS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Valve | Meter | CM=Cos Meter | B.L.=Building Line | HH=Handhole | ad.s.=Adjoiner's | T.O.F.=Top of Form | Min.F.=Minimum Finished Floor | F.P.=Finished Pad | MH=Manhole

**LEGEND**

**NOTES:** (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C0165K of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & Incorporated Area dated July 7, 2014. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Property is subject to: (I) Order adopting airport zoning regulations Ordinance No. 71-100, recorded in/under Volume 82173, Page 0178. (9) The following does not affect subject property: (I) Easement to the City of Irving recorded in/under Clerk's File No. 200503611974; 201900091330; 201900124606; Volume 95222, Page 1465.

**CERTIFICATION**  
On the basis of my knowledge, information & belief, I certify to Priority Title Company that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 02/26/2020      Revised: \_\_\_\_\_      Job No. LB161488  
Title commitment/Survey Request File No. 01129-7909      dated: 02/25/2020

