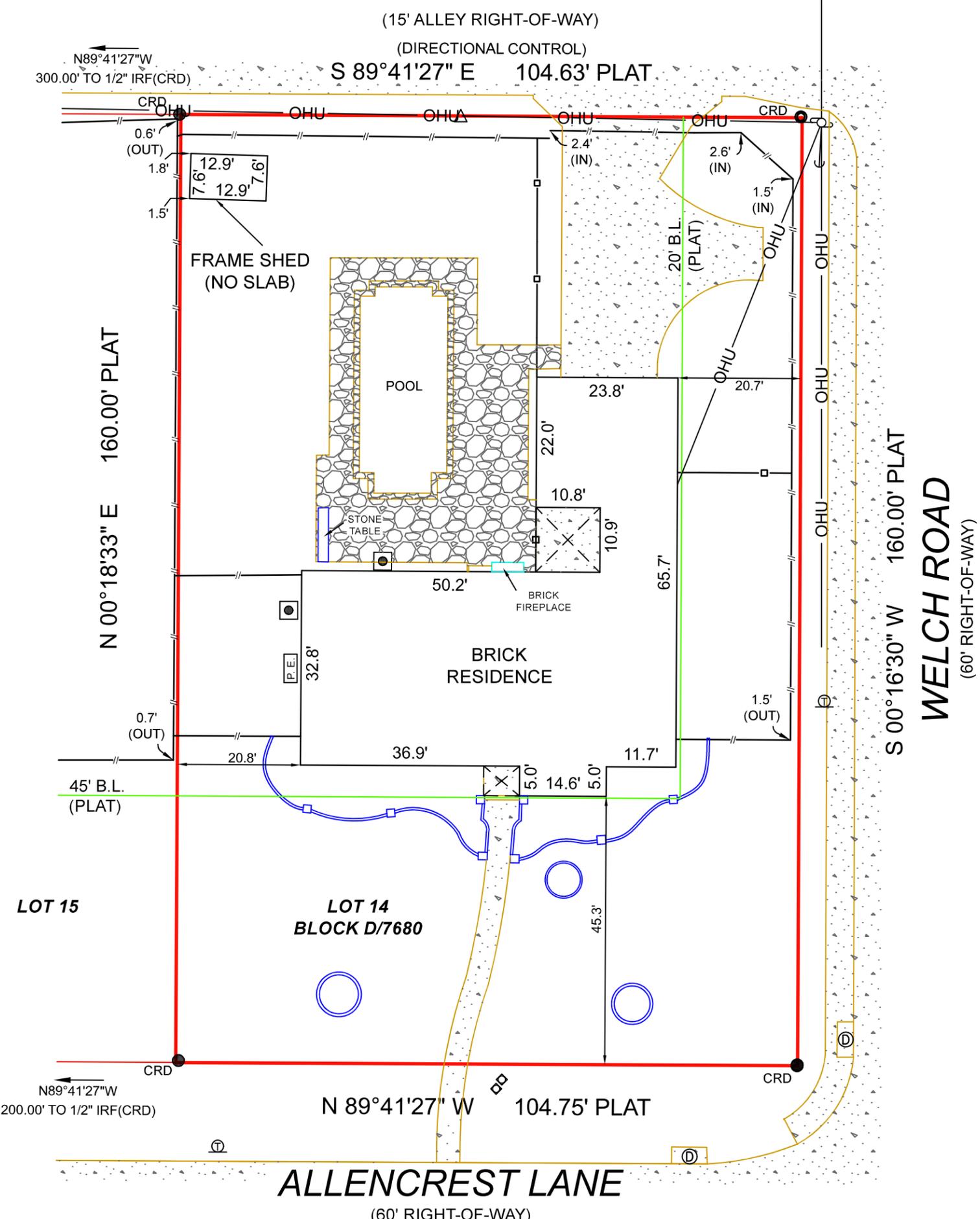
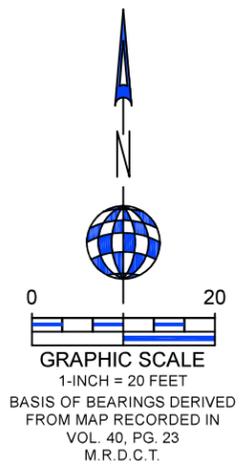


**SURVEY PLAT: 4535 ALLENCREST LANE**

Being Lot 14, Block D/7680, of FORESTCREST ESTATES NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof, recorded in Volume 40, Page 23, Map Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

**FLOOD**

According to the Flood Insurance Rate Map, Community Panel No. 48113C 0190K, dated 07-07-2014. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☑ CABLE BOX	⊕ SEPTIC COVER	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	- - - EASEMENT
● 5/8" IR FOUND	⊕ 1" IR FOUND	☒ ELECTRIC BOX	⊕ SAN. SEW. MH.	⊕ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY
● 3/8" IR FOUND	⊕ 1" IP FOUND	☑ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	—□— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	- · - · - HIGH BANK LINE
● 60-D NAIL FOUND	⊕ POINT FOR CORNER	☑ STONE COLUMN	⊕ WATER VALVE	⊕ TRANS. BOX	—○— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	- - - FEMA FLOOD LINE
● PK NAIL SET	▭ CON. MONUMENT	⊕ STORM DRAIN MH.	⊕ FIRE HYDRANT	▭ POOL EQUIP.	—//— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	⊕ 3/4" IP FOUND	⊕ SAN. SEW. CO.	⊕ LIGHT POLE		—△— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

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*John S. Turner*  
JOHN S. TURNER RPLS 5310

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DATE 03-22-2023  
CERTIFY TO: KYLE MEINERT

*"A professional company operating in your best interest"*