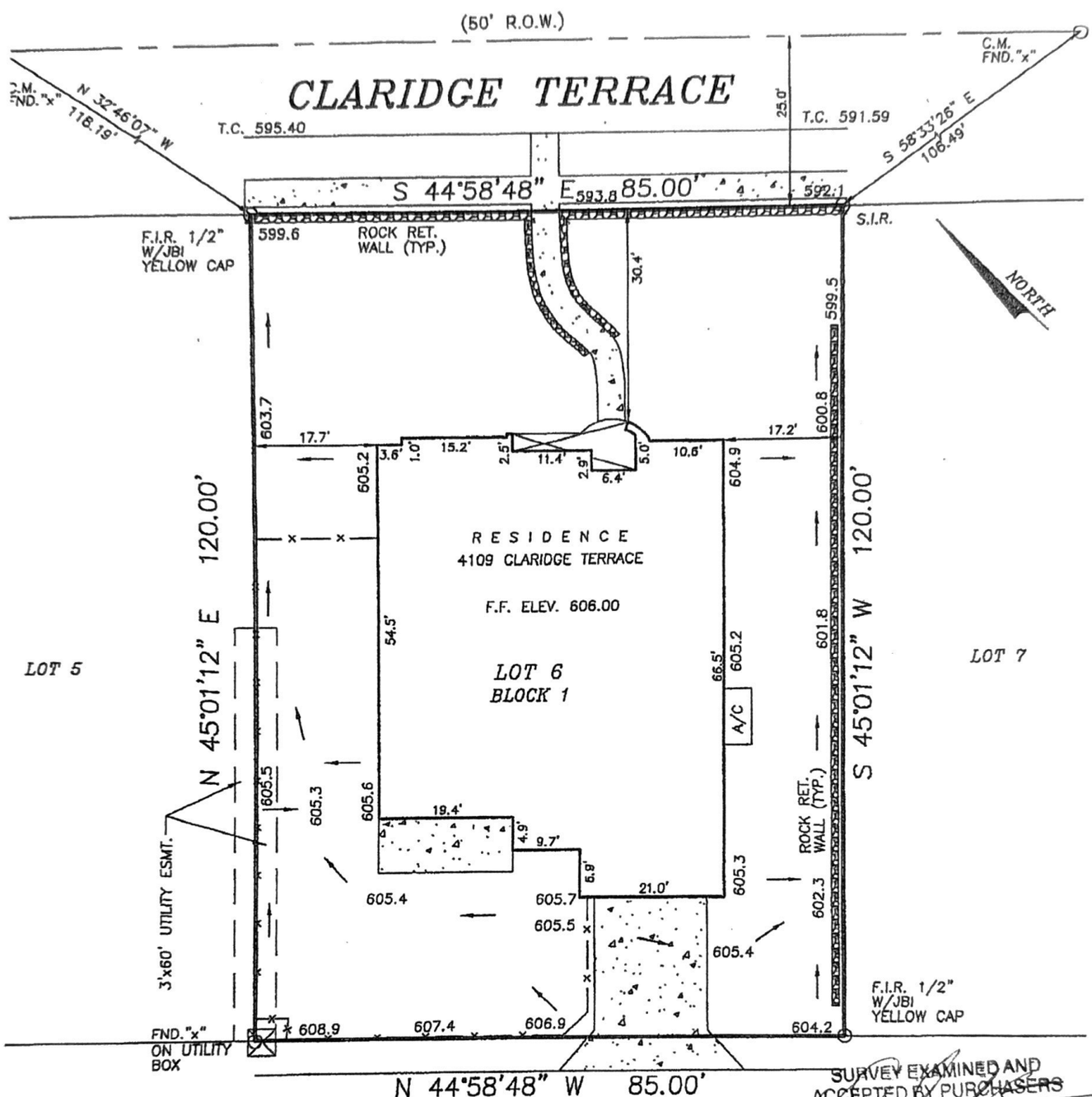
SURVEY PLAT

4109 Claridge Terrace

Description: Lot 6, Block 1, of Emerald Lake No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2005033, Page 560 Map Records, Dallas County, Texas.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS

DATE: 2-3-10

NOTE:
THE FOLLOWING EASEMENTS DO NOT AFFECT THIS LOT:
VOL.2293, PG.238; VOL.2286, PG.570; VOL.1336, PG.175; VOL.98016, PG.11; VOL.73211, PG.1544; VOL.74079, PG'S.70 & 72; VOL.94223, PG.2195; VOL.85081, PG.3900; VOL.94079, PG.956; VOL.96230, PG'S.1286 & 1325; VOL.2002061, PG.7776; VOL.203038, PG.61; VOL.2003040, PG.92.

CERTIFICATION: The undersigned does hereby certify to CHICAGO TITLE G.F. NO. CTDAL22-CT0000015031 that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485471 0380 K, PRESENT EFFECTIVE DATE OF MAP FEBRUARY 5, 2003 HEREIN PROPERTY SITUATED WITHIN ZONE "X" (UNSHADED)

THE BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE REFERENCED RECORDED MAP OR PLAT. C.M.= CONTROLLING MONUMENT; F.I.R.= FOUND IRON ROD; F.I.P.= FOUND IRON PIPE; F.C.P.= FENCE CORNER POST. OHE=OVERHEAD ELECTRIC. S.I.R. = SET IRON RODS 1/2" DIAMETER WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY", ALL FOUND IRON RODS ARE 1/2" DIAMETER UNLESS OTHERWISE NOTED.

Arthur Surveying Co., Inc.
Professional Land Surveyors
220 Elm Street - Lewisville, Texas 75057
Office: (972) 221-9439 Fax: (972) 221-4675
Established 1986

DATE: MARCH 31, 2009
SCALE: 1" = 20'
ASC. NO. G281107
DRAWN BY: D.M.
CHECKED BY: ✓

STATE OF TEXAS REGISTERED W. THAD MURLEY III 5802 PROFESSIONAL LAND SURVEYOR