

PROPERTY DESCRIPTION

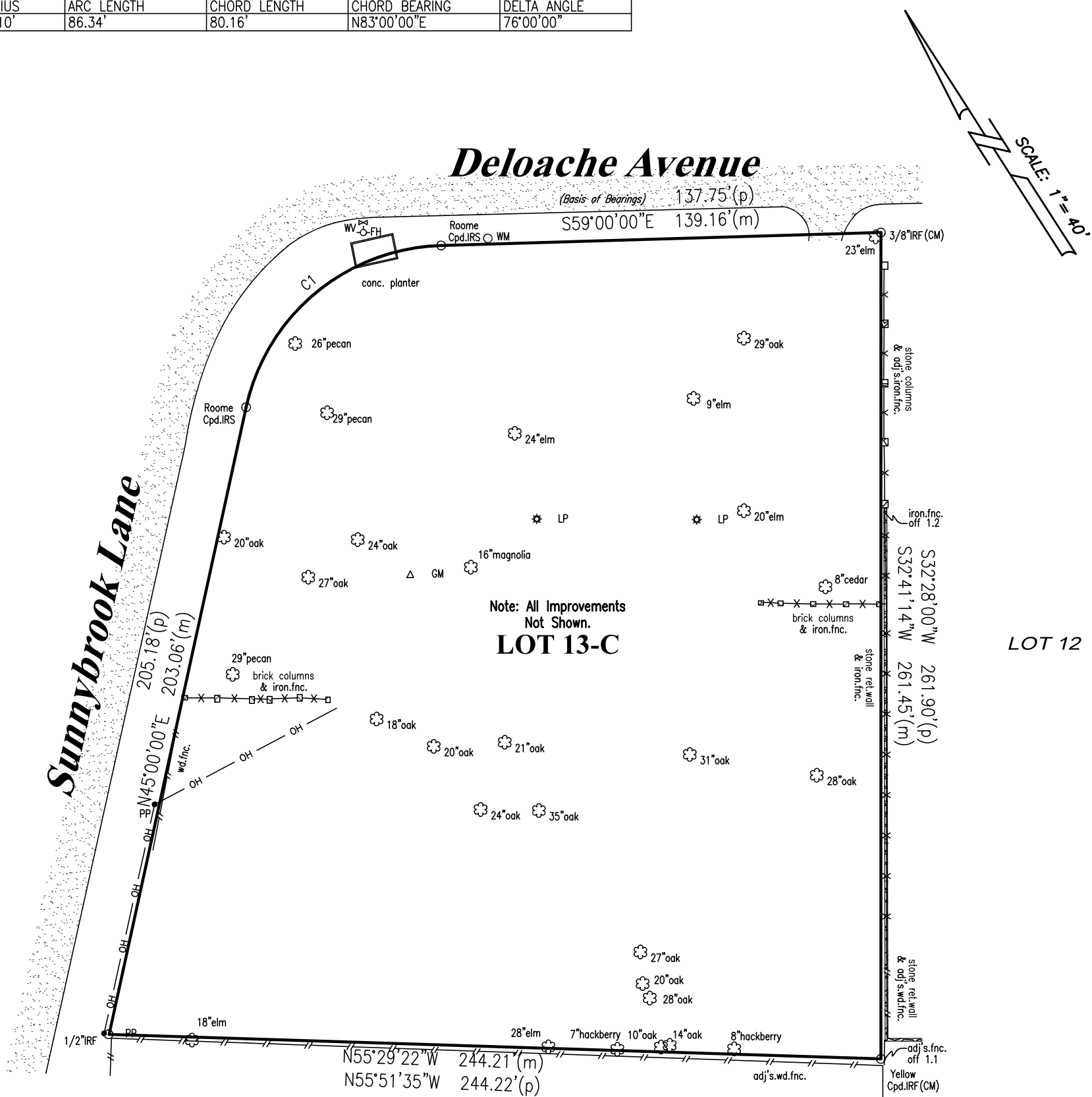
Address: 4906 Deloache Avenue, Being Lot 13-C, in Block 11/5584, of Replat of Lot 13A & 13B Block 11/5584 Sunnybrook Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 88251, Page 741, of the Map Records, of Dallas County, Texas.



Roome
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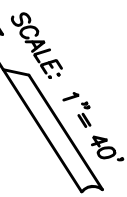
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.10'	86.34'	80.16'	N83°00'00"E	76°00'00"



Note: All Improvements Not Shown.
LOT 13-C

LOT 12

LOT 13D



IRF=Iron Rod Found | IRS=Iron Rod Set | Cap=Cap | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Valve | WM=Water Meter
 GM=Cos Meter | B.L.=Building Line | H.H.=Handhole | adj.s.=Adjoints | I.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 48113C0330J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & Incorporated Area dated August 23, 2001. (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. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Alford Homes, L.P.** 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: 9/30/2021 Revised: _____ Job No. ES683118