

NOTES:

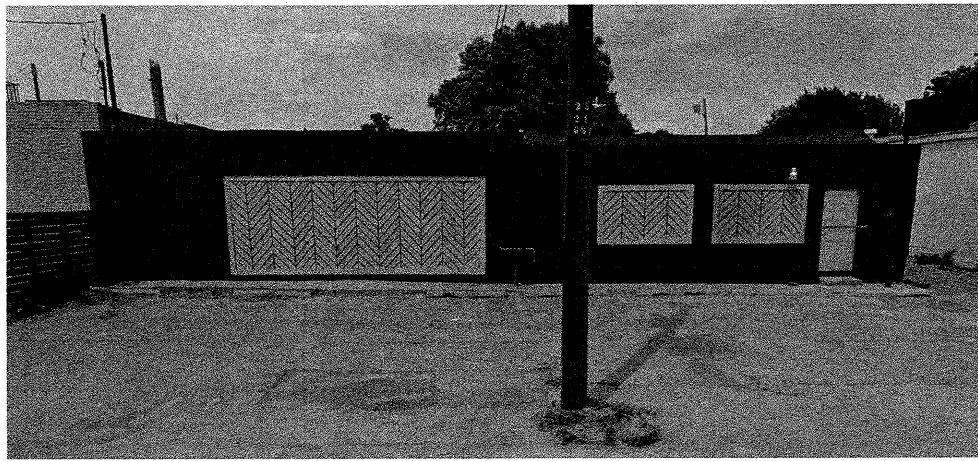
1) OVERHEAD ELECTRIC SHOWN HEREON NOT KNOWN IF OF RECORD.

2) BY GEOGRAPHIC PLOTTING THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (ZONE AE - BASE FLOOD ELEVATIONS DETERMINED) AND LOCATED WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER 48113C0345J, EFFECTIVE DATE AUGUST 23, 2001.

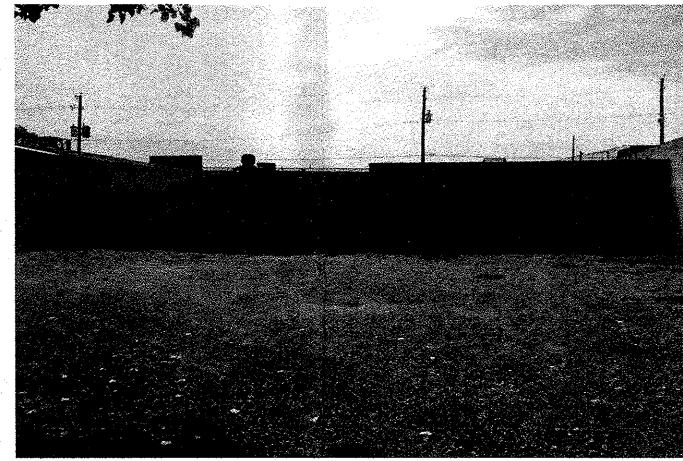
3) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) BEARINGS ARE ORIENTED TO THE MONUMENTED SOUTHEAST LINE OF THAT CERTAIN CALLED 0.527 ACRE OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO KEVIN BROOKS LOVEJOY, AS RECORDED IN INSTRUMENT NUMBER 202000105367 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.



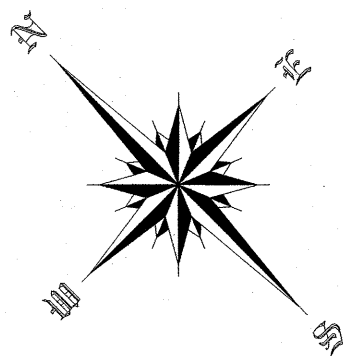
FRONT ELEVATION



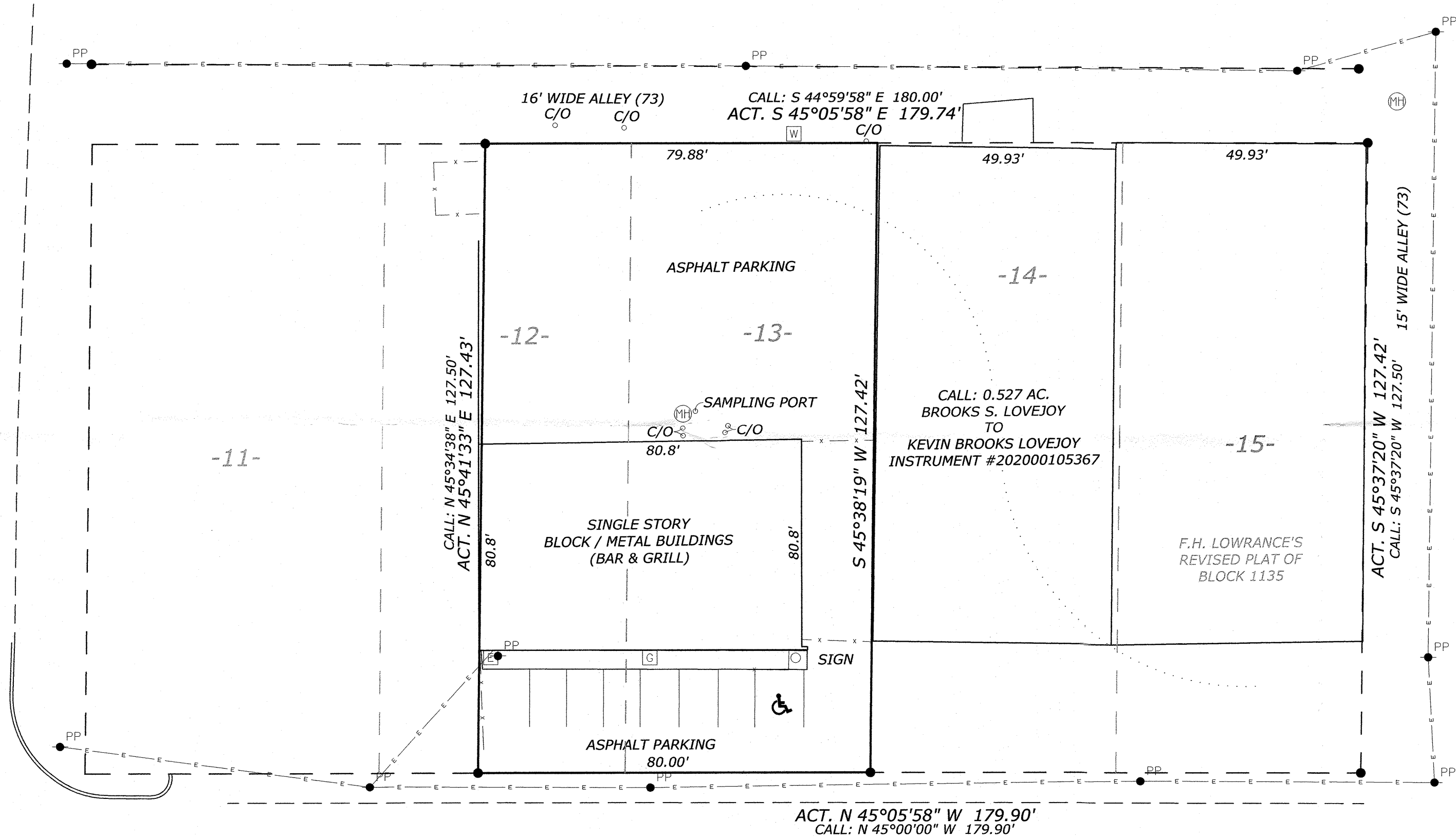
REAR ELEVATION



VICINITY MAP  
(NOT TO SCALE)



SOUTH BLVD.  
(ASPHALT SURFACE)

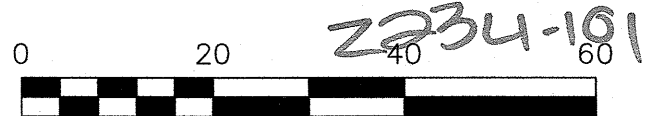


BOTHAM JEAN BLVD.  
(ASPHALT SURFACE)

JAMES DRAPER SURVEY  
A-290

LEGEND

- SS ——— APPROX. SANITARY SEWER LINE
- x ——— WIRE FENCE
- E ——— OVERHEAD ELECTRIC
- PP ——— POWER POLE
- LP ——— LIGHT POLE
- E ——— ELECTRIC METER
- EP ——— ELECTRIC PEDESTAL
- WB ——— WATER METER BOX
- WV ——— WATER VALVE
- MC ——— MANHOLE COVER
- IRF ——— IRON ROD FOUND
- IRS ——— IRON ROD SET
- P.O.B. ——— POINT OF BEGINNING
- A/C ——— AIR CONDITIONER
- C/O ——— CLEAN OUT



CEEZOOS DALLAS  
BAR & GRILL  
2910 BOTHAM JEAN BLVD.  
DALLAS, TX

ZONING CASE NUMBER:	DATE: 10/02/2023
PREPARED BY: <b>HALO</b> SURVEYING, LLC 9097 COUNTY ROAD 2193 WHITEHOUSE, TEXAS 75791 (903) 570-0857 TBPELS FIRM REGISTRATION NO. 10194259	REVISED DATE:
	REVISED DATE:
	REVISED DATE:
	REVISED DATE:
	REVISED DATE: