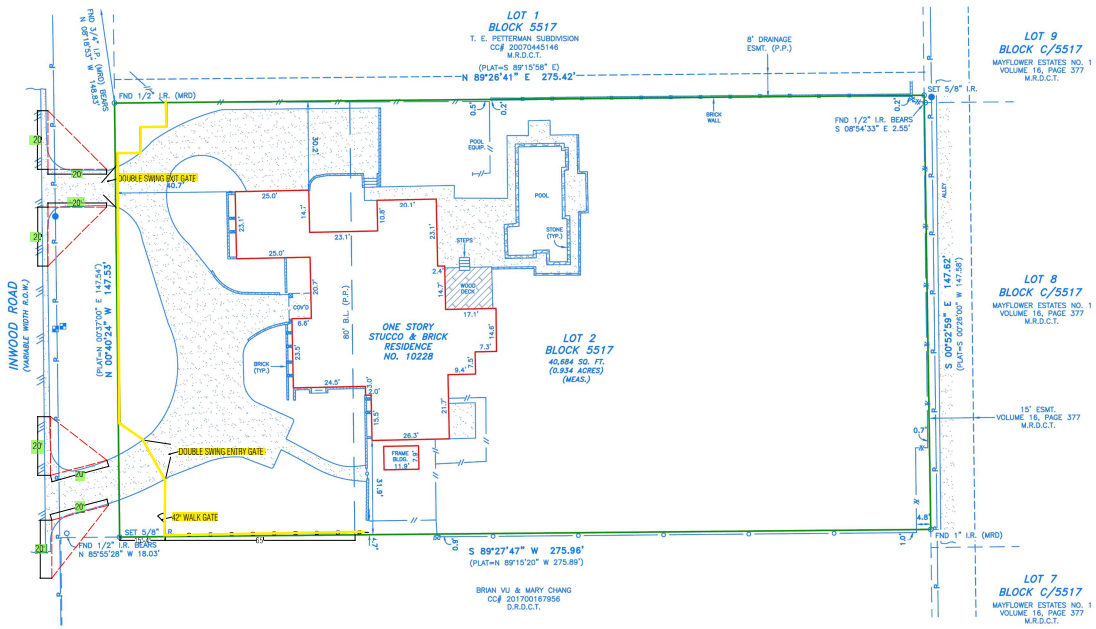
"SURVEY PLAT"

BEING LOT 2, IN BLOCK 5517, OF THE T.E. PETTERMAN SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 30, PAGE 73, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



ADDRESS: 10228 INWOOD ROAD

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 09/19/2025 UTILIZING A TRIMBLE R12i RTK UNIT ON THE ALLTERRA RTK NETWORK.

NOTES:

1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "GLS 10016300".
2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
3) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0190K, DATED 7/7/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GRAPHIC SCALE: 1 INCH = 20 FEET

CERTIFIED TO: SOUTHWEST FENCE & DECK, INC — DATE: 09/19/2025 — JOB NO.:25-09-095

SYMBOL LEGEND

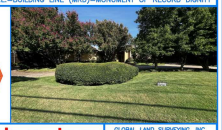
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- WROUGHT IRON FENCE
- COLUMN
- POWER POLE
- WATER METER
- POWERLINE
- OVERHEAD SERVICE LINE
- TRANSFORMER AND PAD
- GAS METER
- ASPHALT SURFACE
- CONCRETE

FND=FOUND I.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY

I, HOLLIE L. HEBNER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS OF RECORD SHOWN HEREON WERE FURNISHED TO THE SURVEYOR BY TITLE. NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

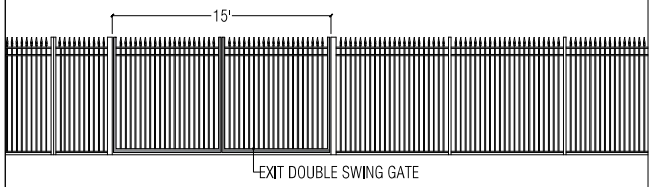
HOLLIE L. HEBNER — TBPELS 7003



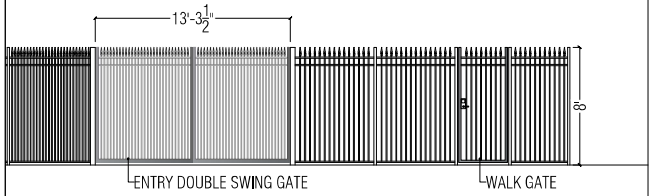
Global Land Surveying, Inc.

SERVING THE DALLAS–FORT WORTH METROPLEX SINCE 2002

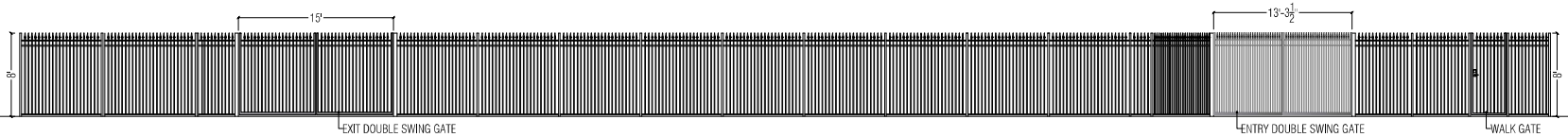
GLOBAL LAND SURVEYING, INC.
17111 PRESTON ROAD, SUITE 135
DALLAS, TEXAS 75248
PHONE (972) 881-1700
INFO@GLS-INC.COM
TBPELS FIRM NO. 10016300



EXIT GATE DETAIL –SCALE $\frac{1}{4}$"=1'



ENTRY GATE DETAIL –SCALE $\frac{1}{4}$"=1'



FENCE ELEVATION –SCALE 3/16"=1'

NOT FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM SOUTHWEST FENCE & DECK

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Southwest Fence & Deck, Inc.
Custom Outdoor Hardscapes
4623 Dyer Rd.
Carrollton, Texas 75010
972-242-4019
972-243-2019 fax
www.SouthWestFence.com

DATE 10.21.25
Revised

SCALE 1/4" = 1'-0"

CONCEPTUAL DRAWING All measurements to be field verified

CLIENT: 10228 INWOOD RD.
DALLAS, TX