



Know what's below.
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TITLE SURVEY



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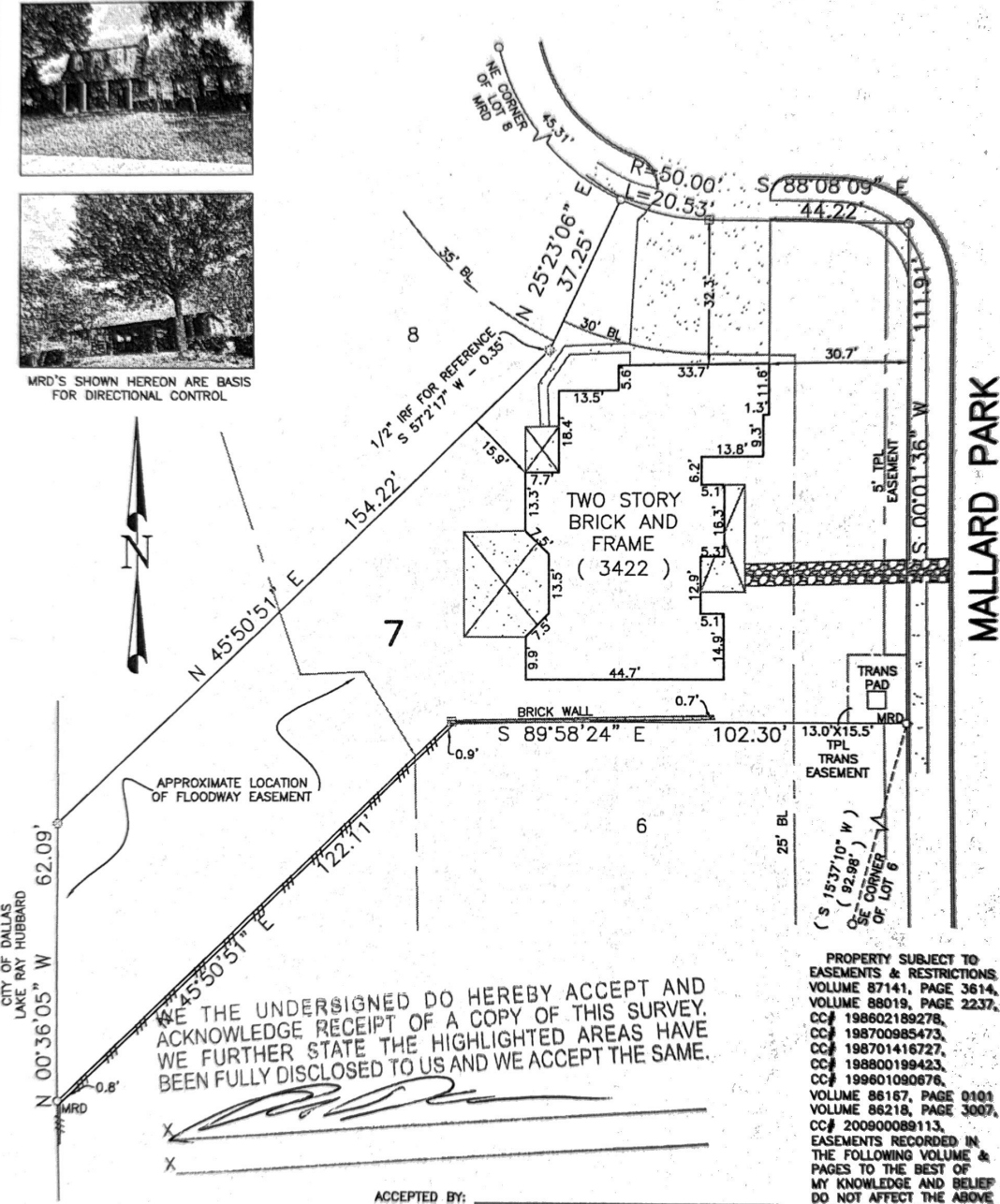
BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3422 MALLARD PARK, in the city of ROWLETT Texas.

Lot No. 7, Block No. A
of MALLARD COVE, an addition in the city of ROWLETT, DALLAS COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME 8621B at 3007 of the MAP records of DALLAS COUNTY, TEXAS.



MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL



WE THE UNDERSIGNED DO HEREBY ACCEPT AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS SURVEY. WE FURTHER STATE THE HIGHLIGHTED AREAS HAVE BEEN FULLY DISCLOSED TO US AND WE ACCEPT THE SAME.

[Signature]

ACCEPTED BY: _____

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS, VOLUME 87141, PAGE 3614, VOLUME 88019, PAGE 2237, CC# 198602189278, CC# 198700985473, CC# 198701416727, CC# 198800199423, CC# 199601090076, VOLUME 86167, PAGE 0101, VOLUME 86218, PAGE 3007, CC# 200900089113, EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY. VOLUME 433, PAGE 923, VOLUME 81117, PAGE 2011.

NATIONAL TITLE and APPRAISAL
1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY CLR NATIONAL TITLE AND APPRAISAL THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 30'
Date: 08/06/2020
G. F. No.: 20-109287
Job no.: 107447
Drawn by: TG
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CLR NATIONAL TITLE AND APPRAISAL.

LEGEND

WOOD FENCE	---X---	TEXT
CHAIN LINK	---O---	IMPROVEMENTS
IRON FENCE	---X---	BOUNDARY LINE
WIRE FENCE	---X---	RESIDENCE/BUILDING
MRD	---O---	MONUMENTS OF RECORD EIGNTY
TPL	---O---	TEXAS POWER AND LIGHTING
1/2" IRON ROD FOUND	---O---	
3/4" IRON ROD SET	---O---	
5/8" IRON ROD FOUND	---O---	
POINT FOR CORNER	---O---	
CABLE	---O---	BUY-WIRE
CLEAN OUT	---O---	ELECTRIC
GAS METER	---O---	POWER POLE
FIRE HYDRANT	---O---	TELEPHONE
LIGHT POLE	---O---	WATER METER
MANHOLE	---O---	WATER VALVE
(UNLESS OTHERWISE NOTED)		

