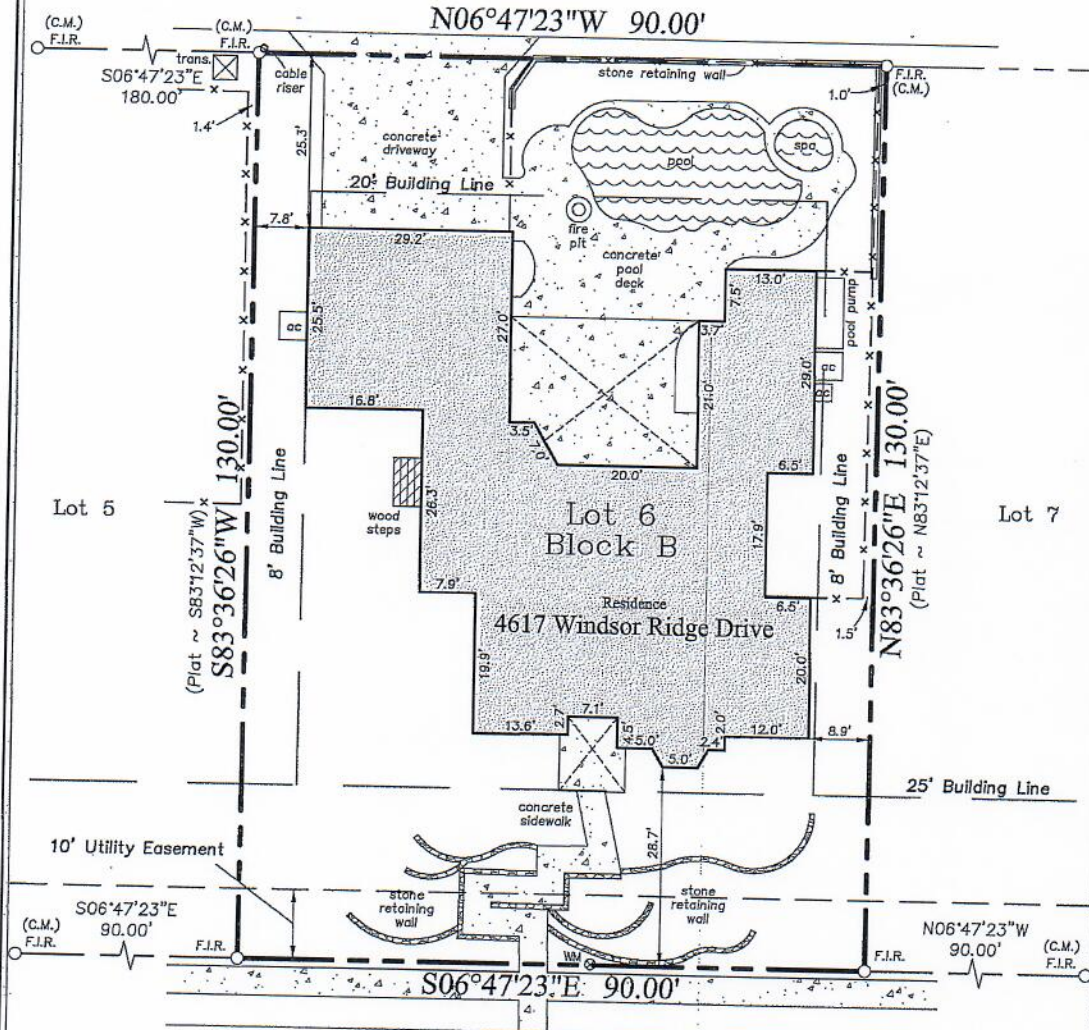


4617 Windsor Ridge Drive

SCALE 1" = 20'

(20' Private Access & Utility Easement)



WINDSOR RIDGE DRIVE

(50' Private Access Easement)

NOTE: The following easements do not affect subject property:
Vol. 1493, Pg. 429; Vol. 86077, Pg. 1323;
Vol. 86039, Pg. 2863.

PROPERTY DESCRIPTION: Being Lot 6, in Block B, of WINDSOR RIDGE - PHASE THREE, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 90081, Page 554, of the Map Records of Dallas County, Texas.

DATE:	Date:	June 17, 2016	<p>LEGEND - C.M. = Controlling Monument; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Fence Corner Post; O.H.E. = 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. — X — (fence / g. fence post) — O.H.E. — (overhead power)</p> <p>FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480180 0305 K, present Effective Date of map July 7, 2014, herein property situated within Zone "X" (Unshaded).</p>
The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.	ASC No.	1606278	
	Drawn/Chk	Jav /	
	Client	Republic Title of Texas	
	G.F. No.	1008-190909-RIT	

SURVEYORS CERTIFICATION:
The undersigned does hereby certify 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. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

Arthur Surveying Co.
Professional Land Surveyors
220 Elm St., # 200 - Louisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthurssurveying.com Established 1986



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