



GARLAND
NOTICE OF MEETING
CITY OF GARLAND, TEXAS

**Board of Adjustment
Public Meeting
Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
June 18, 2025
7:00 PM**

A meeting of the Board of Adjustment of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Board of Adjustment to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Board of Adjustment and will not affect the decisions to be made during the meeting.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

NOTICE: The board may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concern attorney/client communication matters pursuant to Section 551.071 of the Texas Gov't Code.

AGENDA:

1. APPROVAL OF MINUTES

- a. **Consider approval of the Board of Adjustment Minutes for the May 21, 2025 meeting.**

2. ITEM FOR INDIVIDUAL CONSIDERATION

- a. **BOA 25-17 Maria A. Hall. The applicant is requesting a variance to reduce the side yard setback in order to construct an attached garage on the site addressed at 1308 Ewing Drive on the side of their existing home. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code requires a side yard setback, not adjacent to a street, to have a six-foot setback in the SF-7 Zoning District. This site is currently zoned Single-Family-7 (SF-7) District.**

3. ADJOURN

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, May 21, 2025, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** John McDonald, Chairman
James VanDyke, Board Member
Herman Puckett, Board Member
Bruce Bishop, Vice Chair
Margaret Bice, Board Member
Bruce Astin, 2nd Vice Chair
Wesley Johnson, Board Member
- Absent:** John Kaiwi, Board Member
Susan Nye, Board Member
- Staff Present:** Nabila Nur, Planning Director
Trey Lansford, Deputy City Attorney
Emma Chetuya, Planning Administrator
Mel Gatson, Planner II
Elisa Morales, Recording Secretary

AGENDA

2. MINUTES

- a. **APPROVED** Consider approval of the Board of Adjustment Minutes for the April 16, 2025 meeting.

Motion was made by Board Member Bruce Bishop to **approve** the Minutes as presented. Seconded by Board Member Bruce Astin.
Motion carried: 5 Ayes, 1 Abstention by Board Member James VanDyke.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **APPROVED BOA 25-15 Ben & Chelsea Dasch.** The applicant is requesting to keep a metal carport on the site addressed as 314 Larchbrook Drive on the side of their existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal carport to be in the front or side of a single-family residence. This is a variance request to allow the metal carport to remain on the side of a single-family residence at 314 Larchbrook Drive (District 4). This site is currently zoned PD 78-48 with single family homes.

Planner II, Mel Gatson, presented the request to the Board and remained available for questions.

The applicant, Ben Dasch, 314 Larchbrook Drive, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

John Whitesitt, 401 Edgemere Drive, Garland, TX 75043

Resident speaking in favor of the request shared that they have no objections to the existing carport as it does not impact their residences.

Motion was made by Board Member Bruce Bishop to **approve** the application as presented. Seconded by Board Member James VanDyke. **Motion carried: 6 Ayes, 0 Nays.**

b. DENIED

BOA 25-16 Diaz Jose Salomon Nunez and Bello Esperanza Salazar. The applicant is requesting a variance to reduce the side yard setback in order to construct an attached carport on the site addressed as 513 Caravaca Drive on the side of their existing home. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code requires a side yard setback, not adjacent to a street, to have a six feet setback for SF-7 Zone District. The site is addressed as 513 Caravaca Drive (District 4). This is a variance request to reduce the side yard setback to allow an attached carport on the side of a single-family residence at 513 Caravaca Drive (District 4). This site is currently zoned Single-Family-7 (SF-7) District.

Planner II, Mel Gatson, presented the request to the Board and remained available for questions.

The applicant, Gustavo Nunez, 513 Caravaca Drive, Garland, TX 75043, provided an overview of the request and remained available for questions.

Motion was made by Board Member James VanDyke to **deny** the application as presented. Seconded by Board Member Bruce Bishop. **Motion carried: 6 Ayes, 0 Nays.**

4.

ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 8:09 p.m.

Submitted By:

John McDonald, Chairman

Samantha Morrow, Secretary

Board of Adjustment Report

File No: BOA 25-17

District 2

Agenda Item:

Meeting: Board of Adjustment

Date: June 18, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Applicant Maria A. Hall is requesting variance to reduce the side yard setback in order to construct an attached garage on the site addressed at 1308 Ewing Drive on the side of their existing home. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code requires a side yard setback, not adjacent to a street, to have a six feet setback in the SF-7 Zoning District. This site is currently zoned Single-Family-7 (SF-7) District.

OWNER

Maria A. Hall

BACKGROUND

On May 28, 2025, the owner submitted a variance application for the construction of a garage in the side yard of the residence. Although there is an existing garage on site, the applicant desires to rebuild the garage as it is currently dilapidated (the home was originally constructed in 1949). The garage will be rebuilt in the same location. The current/proposed garage does not meet the required six-foot side yard setback requirement as required in section 2.34 (E) (2) Table 2-3 of the Garland Development Code. The proposed garage is 4 feet 3 inches from the side property line.

BOARD OF ADJUSTMENT GUIDELINES

2.34 (E) (2) Table 2-3 requires "a side yard setback, not adjacent to a street, to have a six feet setback for the SF-7 Zoning District." Section 2.22(E)(6) of the GDC sets forth the authority of the Board of Adjustment to grant variances where "the literal enforcement of the provisions of this GDC would result in an unnecessary hardship, and were the variance is necessary to permit the use of a specific parcel of land which differs from other parcels of land in the same district by being of such a restricted area, shape, or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this GDC may not be granted to relieve a self-created or personal hardship, or for mere financial hardship. Further, a variance may not be granted to permit a person a privilege in developing a parcel of land not permitted by this GDC or not permitted on other parcels of land in the district. No variance may be granted if the granting of the variance will create an unnecessary hardship as herein defined on another parcel of property."

FINDINGS

Building setbacks are primarily designed to ensure proper spacing and prevent conflicts with adjacent properties, streets, and other structures, particularly regarding fire safety and vehicle maneuvering. There is a possibility of a hardship as the property was constructed prior to the adoption of the current zoning regulations. The proposed garage will be limited to the same limited spacing of the current garage. If the size of the garage is to shrink, it will not be able to accommodate 2 cars, and this is a minimum parking requirement for homes constructed in the SF-7 Zoning District. The proposed setback will meet the International Building Codes. It is up to the Board of Adjustment to determine if a hardship is present.

CONSIDERATIONS

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance request to Section 2.34 (E) (2) and reduce the side yard setback, not adjacent to a street, to 4.3 feet because the facts and evidence presented at the public hearing indicated that a literal enforcement of the Ordinance will result in an unnecessary hardship for the applicant; and that the granting of the variance will not create an unnecessary hardship on any other parcel of property.

2. MOTION TO DENY VARIANCE: Motion that the Board of Adjustment deny the variance request because based on the facts and evidence presented at the public hearing there is no evidence that a hardship exists that warrant the requested variance; and that literal enforcement of the Ordinance will result in an unnecessary hardship for the applicant.

ADDITIONAL INFORMATION

- i. Application Submittal
- ii. Sketch of Site
- iii. Survey
- iv. Site Photos
- v. Notification Map

PREPARED BY:

Melvin Gatson
Planner II
972-205-2833
mgatson@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



REQUIRED MATERIAL FOR FILING A REQUEST TO THE BOARD OF ADJUSTMENT

- ❖ Original application package, filled out, signed and notarized, describing the variance request and the reason(s) why the appeal should be granted. Do not modify, revise, or alter the application form. Do not write on the back of the form. If additional information/room is needed, please provide additional pages.
- ❖ Original City of Garland Affidavit form signed and notarized (required only if the “owner of the property” and the “applicant” for the request are not the same. The “applicant” must be a person).
- ❖ A copy of the property survey / site plan that is scalable (standard Engineer or Architect scale), showing the entire platted property lines with the proposed improvements and all existing improvements that will remain on the premises.
 - Additional documentation:
 - A copy of elevation drawings, also drawn to scale.
 - A copy of the floor plan, also drawn to scale.
- ❖ For parking variances, a parking analysis and/or traffic study, describing all uses on the premises, the square footage of each use, the required parking of all the uses and the parking to be provided.
- ❖ Submitted documentation should not be on paper larger than 8.5”x14”.

All variances must be submitted in person at 800 Main St, Garland 75040 between the hours of 8 am and 4 pm any business day at the Building Inspection Counter, located on the main floor.

We do not require that you submit on the deadline date; however, if you miss the deadline date for any month, you are automatically placed on the next month’s agenda, no exceptions.

Standard scales:

Architect scales use fractions and have the following dimensional relations: 3/32 = 1 foot; 1/4 = foot; 3/4 = 1 foot, 3/16 = 1 foot, 3/8 = 1 foot, 1 inch = 1 foot, 1/8 = 1 foot, 1/2 = 1 foot, 1 1/2 = 1 foot

Engineer scales have the following dimensional relationships: 1 inch = 1 feet, 1 inch = 20 feet, 1 inch = 30 feet, 1 inch = 40 feet, 1 inch = 50 feet, 1 inch = 60 feet.

_____ Initials



INFORMATION ABOUT REQUESTS TO THE BOARD OF ADJUSTMENT

- ❖ Before you submit your request for a variance, it is important for all applicants to bear in mind that any requests presented to the Board of Adjustment must specify a property hardship. Generally, a property hardship is characterized by factors such as the shape, size, or slope of the property, making it challenging to develop in a manner consistent with the permitted development on other land parcels within the same district.
- ❖ Additionally, an application must be submitted to the Building Inspections Department for any permit and/or certificate of occupancy and be Denied the requested construction permit or certificate of occupancy (in the case of parking variances) prior to submitting for a variance request to the Board.
- ❖ Submittals to the Board for a variance are non-refundable.
- ❖ It is the applicant's responsibility to provide sufficient documentation to show/prove the property hardship.
 - *Garland Development Code 2.22 (E) (6) Findings of the Board:* In order to make a finding of hardship and to grant a variance, the Board shall find: 1) that literal enforcement of the GDC would result in an unnecessary hardship and where the variance is necessary to permit the use of a specific parcel of land which differs from other parcels of land in the same district by being of such a restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district; 2) that the hardship not be self-created or personal hardship or that the hardship is not merely a financial hardship; 3) that the granting of the variance will not permit a person a privilege in developing a parcel of land not permitted by the GDC or on other parcels of land in the district; 4) that the granting of the variance will not create a hardship on another parcel of property.

Every application must be accompanied by a property survey / site plan; failure to adhere to the requirements outlined below will result in your application not being accepted for consideration.

1. You must provide a copy of your property survey and/or site plan.
2. The document must include the following information:
 - Property address.
 - Property boundaries and lot dimensions.
 - Location and size of ALL structures on the property, including fences, even those not directly related to the application.
 - Dimensions of structures specifically subject to the variance request
 - Distances from relevant property lines for all structures requiring a setback variance (for carports, measure from the nearest post to the property line) and indicate any roof overhang.
 - Specify the primary building, roofing, and foundation materials used for accessory structures and additions, including carports.
3. Additional plans are not required to be professionally prepared, but they must be meticulously drawn and easily readable. Straight lines should be created using a

_____ Initials



BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

straight edge, and labels and dimensions must be clear and legible. The line width/darkness should be sufficient for photocopying, and dimensions must be accurate and proportional.

i. You are accountable for ensuring the accuracy of the information presented on your site plan.

- 4. It is your responsibility to accurately determine the location of your property lines. Please note that property lines may not align with the fence line, sidewalk edge, street, or alley pavement. In the absence of a property survey, you can generally identify front, rear, and side property lines adjacent to a street or alley by measuring half the width of the adjoining right-of-way and measuring that distance from the center toward your house. The subdivision plat, available at the Planning Department, will provide the right-of-way width (distinct from pavement width). The front property line is typically (though not always) approximately one foot from the nearest sidewalk edge. It's important to acknowledge that these methods may not always be entirely accurate or reliable. In cases of uncertainty regarding property lines, it is advisable to seek the expertise of a registered professional land surveyor.

Photographs

- ❖ City Staff will capture photographs of the designated structure on your property from the street and/or alley. These images will be presented to the Board of Adjustment during the pre-meeting preceding the public hearing.
- ❖ However, if the subject structure is positioned in a way that it is not easily visible from the street or alley, it is imperative that you either submit photographs of the structure for display during the public hearing or grant access to City Staff for the purpose of taking the necessary photographs.
 - The provided photographs must distinctly depict the structure, its placement, and the violation prompting the variance request.
 - At least one photograph should offer a close-up perspective of the structure, while another should portray the structure within its surrounding yard.
- ❖ Any documents presented during the meeting must be left with the Board Secretary to incorporate them into the record file.

Questions

For any inquiries concerning your variance request, site plan, or photographs, please reach out to the Building Inspection Department by phone at (972) 205 – 2300 or via email at buildinginspections@garlandtx.gov.

_____ Initials



BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

Cost

Variance requests have a non-refundable fee:

Residential \$200

Commercial (Non-Residential) \$300

Payment is accepted at the time of variance submittal/acceptance. We accept payment in the form of cash, checks (made payable to the City of Garland), Visa, Discover, MasterCard or American Express, our system accepts Google and Apple Pay. Credit Cards must be presented at our counter, we do not accept numbers over the phone, via email or on authorization forms.

Required Notification

The Recording Secretary shall send written notice of the public hearing to the applicant and all property owners within 200 feet of your property. Notification is sent out 20 days prior to the Board Meeting.

The Recording Secretary shall give notice of the time and place of the public hearing in the official publication of the City at least 10 days before the hearing.

The Recording Secretary shall post the agenda on the City website 10 days prior to the meeting date.

Board Information

The Board of Adjustment is a quasi-judicial body and any communication with its members about business before the Board outside the formal proceedings is strictly prohibited. All communication, whether spoken or written, must be directed to the Recording Secretary. Non-compliance with this regulation could lead to criminal charges for improper influence, classified as a Class A misdemeanor under Texas Penal Code Section 36.04.

The meetings occur on the third Wednesday of each month at the Council Chambers, 200 N Fifth St. Public hearings start promptly at 7 pm. Prior to the meeting, a pre-meeting is held in the Council Work Session Room, also located at 200 N Fifth St.

The Board consists of nine (9) members appointed by the City Council. The Board's decisions are final and cannot be appealed to the City Council. Appeals may be filed in state court within 10 days of the Board's ruling. While there are nine (9) members, only eight (8) can vote. Per Texas law, applications must receive a 3/4th super majority of Board members in order to grant a variance. Only a simple majority of votes present are required for your variance to be denied.

If approved, variance requests remain valid for 365 days. During this period, a permit must be obtained or issued for the variance to take effect.

Your Role

_____ Initials



BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

You or your representative must attend the Board meeting to present your case and respond to questions at the Board's discretion.

Failure to attend may result in the Board either deferring your request to the following month's meeting or making a decision based solely on the written materials provided in your application and the Staff Report.

It is advisable to bring photographs of other properties in your neighborhood that have similar features for which you are seeking a variance. Additionally, having members of your neighborhood present to speak in support of your variance request can be beneficial.

_____ Initials

Application Deadlines and Meeting Dates 2025

Application Deadline	Mailout	Public Hearing
12/13/24	01/03/25	01/15/25
01/29/25	02/07/25	02/19/25
02/26/25	03/07/25	03/19/25
03/26/25	04/04/25	04/16/25
04/30/25	05/09/25	05/21/25
05/28/25	07/06/25	06/18/25
06/25/25	07/03/25	07/16/25
07/30/25	08/08/25	08/20/25
08/25/25	09/05/25	09/17/25
09/24/25	10/03/25	10/15/25
10/29/25	11/07/25	11/19/25
11/21/25	12/05/25	12/17/25
12/29/25	01/09/26	01/21/26

If you have questions regarding these dates, please contact the Planning Department at **972-205-2445**.



BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

Applicant Name: MARIA A. HALL		
Daytime Telephone Number: 972-741-0851	Alternate Phone Number: 214-549-4296	
E-Mail Address: veggieKritter@hotmail.com		
Mailing Address (include Street, City, State and Zip Code): 1308 EWING DR. GARLAND, TX 75040		
Owner(s) of Subject Property: MARIA A. HALL		
Address of Owner(s) (include Street, City, State and Zip Code): 1308 EWING DR. GARLAND TX 75040		
LEGAL DESCRIPTION OF SUBJECT PROPERTY:		
Street Address: Being Lot 15 in block 0-1 of Chandler Heights An addition to the City of GARLAND, TX Volume 12, page 313.		
I. Request: To reduce side yard set back from 6ft to 4' 3" for an attached garage.		
II. Property Hardship (if variance is sought): Due to needing to comply with city regulation of maintaining a garage the only way it will fit is to currently leave in same area which is		
FOR OFFICE USE ONLY: Filing Fee: \$ _____ File Number: _____		
Next Board Meeting Date:		
Subdivision Name:	Lot Number:	Block Number:
Current Zoning:		

_____ Initials

4' 3" from left fence on property.
Due to the lot unusual size, shape
and property lines and garage being
partially attached to house it
would be hard to conform to
moving 6ft from left fence line.
The garage is delapidated and needs
to be torn down and rebuilt as is
but is again difficult to meet 6ft
from lot line and code. This
variance would not significantly alter
the essential character of the
neighborhood.



GARLAND

BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

OWNER'S AFFIDAVIT*

File Number: (to be input by staff) _____

I, _____, owner of the subject property

(Owner or "grantee" of property as it appears on the Warranty Deed)

at: _____

(Address of property as stated on application)

Authorize: _____

(Applicant's name as stated on application)

To pursue an appeal to the City of Garland Board of Adjustment for a variance as listed on the following page.

Printed name of property owner

Signature of property owner

Date: _____ § _____

State of Texas § County of _____ §

BEFORE ME, a Notary Public in and for said County and State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, AD, _____.

Notary Public in and for the State of Texas, County of _____

*This form is only required if the property owner is not going to appear at the Board Meeting personally.

_____ Initials



GARLAND

BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

I, the undersigned Applicant, confirm that I have thoroughly read the above information and understand the conditions associated with presenting before the Board of Adjustment for the City of Garland, Texas.

Maria A. Hall
(Signature of Applicant)

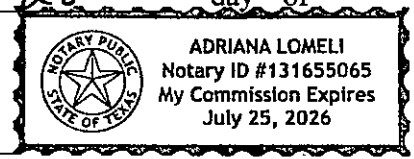
5-28-2025
(Date)

State of Texas §
 §
County of Dallas §

BEFORE ME, a Notary Public in and for said County and State of Texas, on this day personally appeared MARIA A. HALL, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this 28 day of May, AD, 2025.

Adriana Lomeli
Notary Public in and for the State of Texas, County of Dallas



I, the undersigned Owner, confirm that I have thoroughly read the above information and comprehend the conditions associated with presenting before the Board of Adjustment for the City of Garland, Texas.

Maria A. Hall
(Signature of Owner)

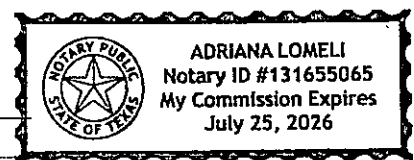
5-28-2025
(Date)

State of Texas §
 §
County of Dallas §

BEFORE ME, a Notary Public in and for said County and State of Texas, on this day personally appeared Maria A. Hall, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this 28 day of May, AD, 2025.

Adriana Lomeli
Notary Public in and for the State of Texas, County of Dallas



Initials



GARLAND

BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

BOARD OF ADJUSTMENT ACTION

DATE OF HEARING: _____

ACTION TAKEN BY THE BOARD: _____

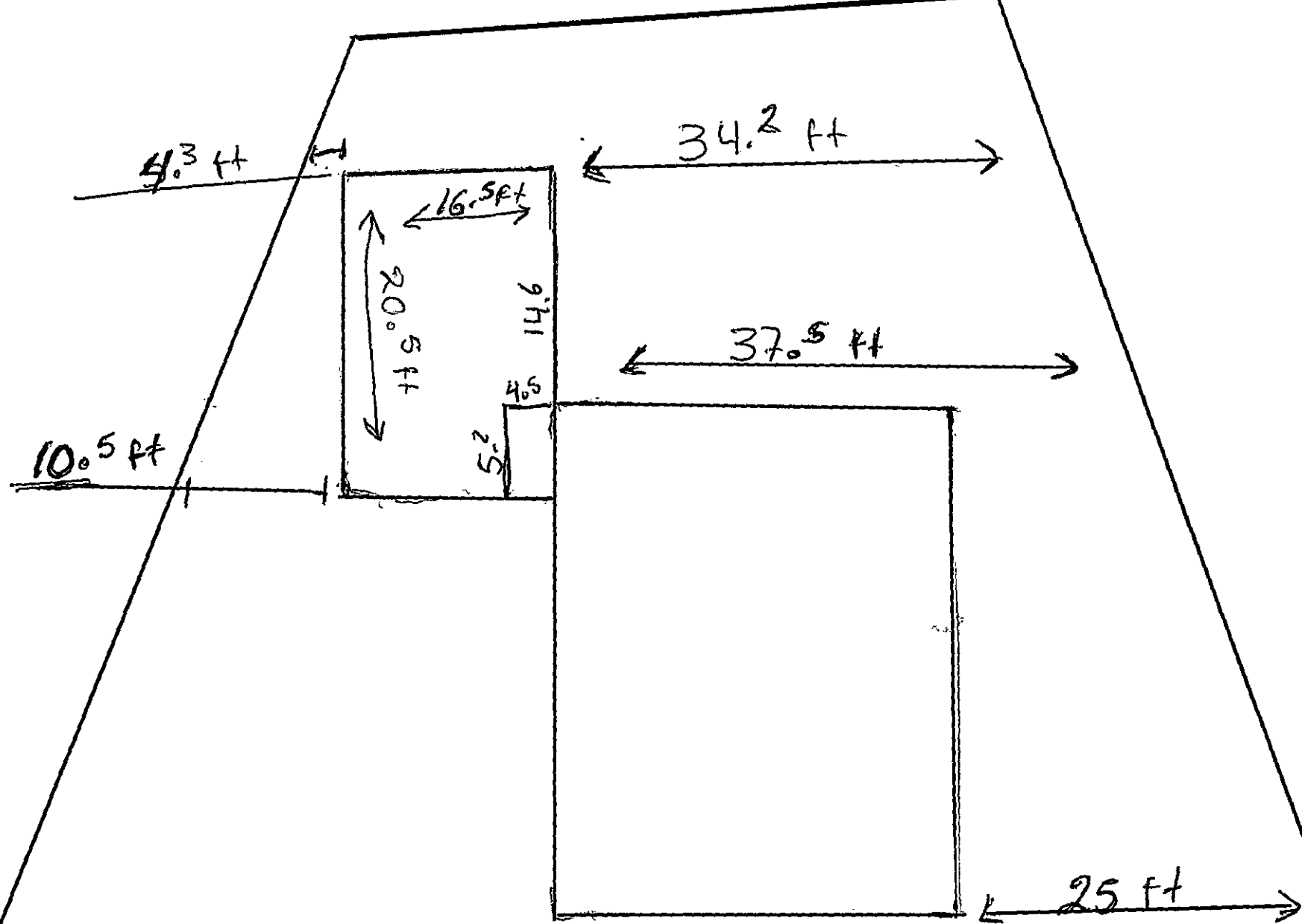
Secretary of the Board
(Attest)

Chairman

Date: _____ Date: _____

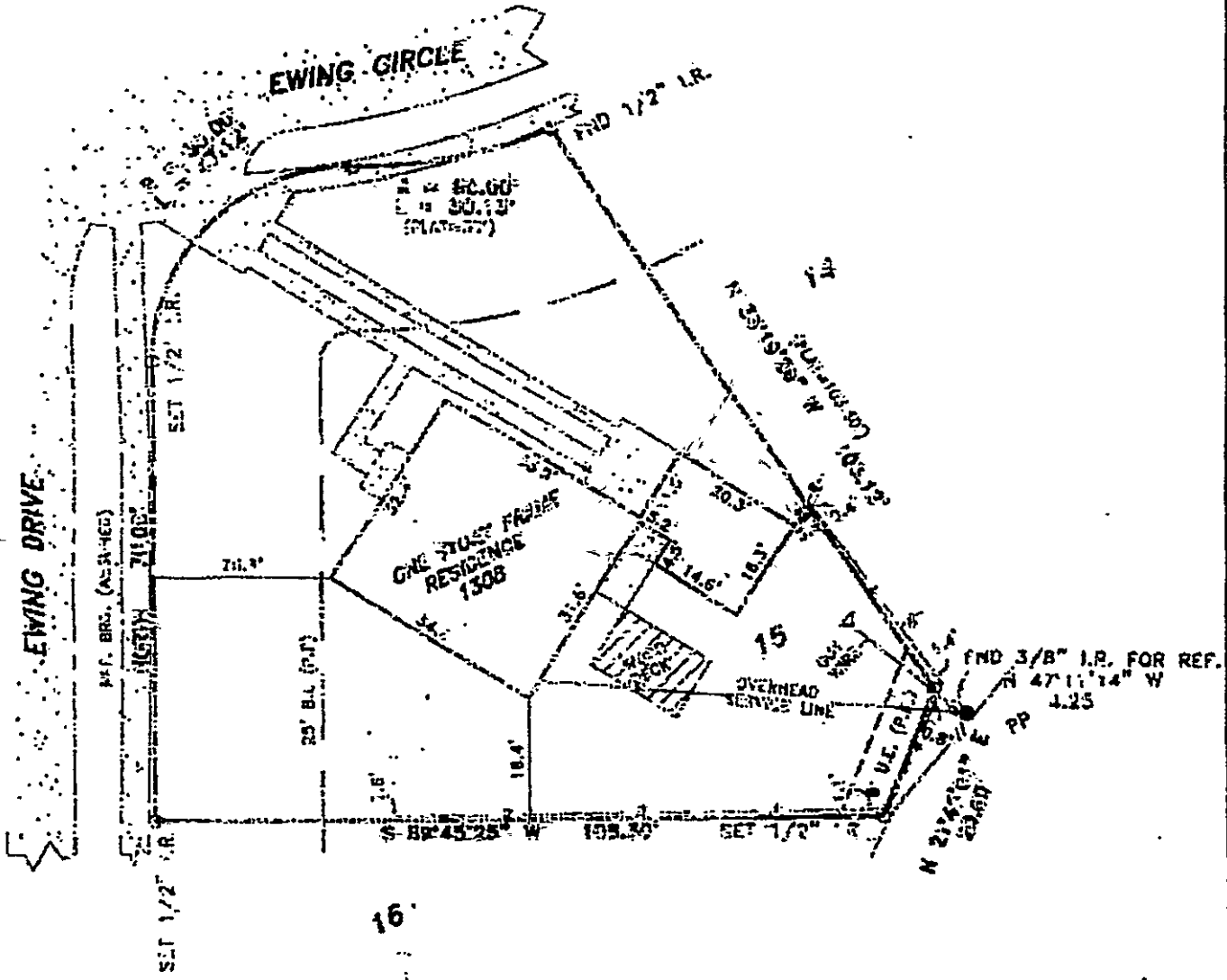
P. O. Box 469002, Garland, TX 75046-9002 (972) 205 -- 2300

_____ Initials



1308 Ewing Dr,
 Garland, Texas, 75040

BEING LOT 15 IN BLOCK Q-1 OF CHANDLER HEIGHTS, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 12, PAGE 313 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING EASEMENTS DO NOT CROSS SUBJECT PROPERTY:
 VOLUME 2793, PAGE 199
 VOLUME 2104, PAGE 20

NOTE:
 THIS SURVEY INDICATES THAT CERTAIN THE ELECTRIC SERVICE LINES ARE LOCATED WITHIN THE MAP RECORDED IN VOLUME 12, PAGE 313, MAP RECORDS, DALLAS COUNTY, TEXAS. THERE IS TO BE KEPT THAT ALL ELECTRIC SERVICE LINES ARE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PUBLISHED IN COMMISSIONER'S PLAN NO. 485471 0015D
 ZONE X OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE 08-15-90

I, ROBERT E. BYRNE, LICENSED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY OWNED HEREIN AS DETERMINED BY SURVEY ON THE GROUND UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF EACH PROPERTY BEING SHOWN BY THIS PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO OTHER SURVEY POINTS, CORNER MARKERS, OR EVIDENCE OF SURVEY ON THE GROUND OR THE GROUND PLAN.

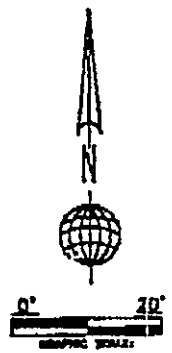


THIS SURVEY WAS PERFORMED FOR:

SOUTHWEST LAND TITLE

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

BY: HALL
 JOB NO. 52083
 DATE 05-27-89



ARE
OG

PRIVATE
PROPERTY
NO TRESPASSING













BEWARE
of DOG

PRIVATE
PROPERTY



BEWARE
of DOG

PRIVATE
PROPERTY





WALK DOG

PRIVATE PROPERTY

