

1529 E. I-30, STE. 106
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

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. 1300 C.F. HAWN FREEWAY, in the city of DALLAS, DALLAS COUNTY Texas.

SURVEY PLAT



STATE OF TEXAS:
COUNTY OF DALLAS:

BEING a tract of land situated in the J. R. Rylie Survey, Abstract No. 1245, in Dallas County, Texas, being a part of City Block 8568 and being a tract of land described in deed to Patricia Y. Corder and Margaret K. Conerly, as recorded in Instrument File No. 20070452160, of the Official Public Records of Dallas County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod found for corner on the Southwest right of way line of C.F. Hawn Freeway, being on a curve to the right having a radius of 11,399.16 feet, being the North corner of a tract of land described in deed to Regio Motors Auto Sales, as recorded in Instrument File No. 201300179407, of the Official Public Records of Dallas County, Texas, and being the East corner of said Corder/Conerly tract;

THENCE South 13 degrees 37 minutes 53 seconds West, along said Regio Motors Auto Sales tract, a distance of 247.98 feet to a found 3 inch steel fence post for corner;

THENCE South 13 degrees 53 minutes 01 seconds West, a distance of 89.40 feet to a set 1/2 inch yellow-capped iron rod for corner on the Northwest line of a tract of land described in deed to Marcelo Diaz, as recorded in Instrument File No. 20070400091, of the Official Public Records of Dallas County, Texas, and being the East corner of a tract of land described in deed to Greg Willson, as recorded in Volume 98207, Page 246, of the Deed Records of Dallas County, Texas;

THENCE North 61 degrees 39 minutes 54 seconds West, along said Willson tract, a distance of 196.37 feet to a set 1/2 inch yellow-capped iron rod for corner on a Southeast line of a tract of land described in deed to Jerry Young and Tammy Young, as recorded in Instrument File No. 201500010774, of the Official Public Records of Dallas County, Texas;

THENCE North 10 degrees 56 minutes 05 seconds East, a distance of 84.90 feet to a set 1/2 inch yellow-capped iron rod for corner;

THENCE North 13 degrees 37 minutes 53 seconds East, a distance of 250.00 feet to a set 1/2 inch yellow-capped iron rod for corner on the said Southwest right of way line of C.F. Hawn Freeway and said curve to the right having a radius of 11,399.16 feet;

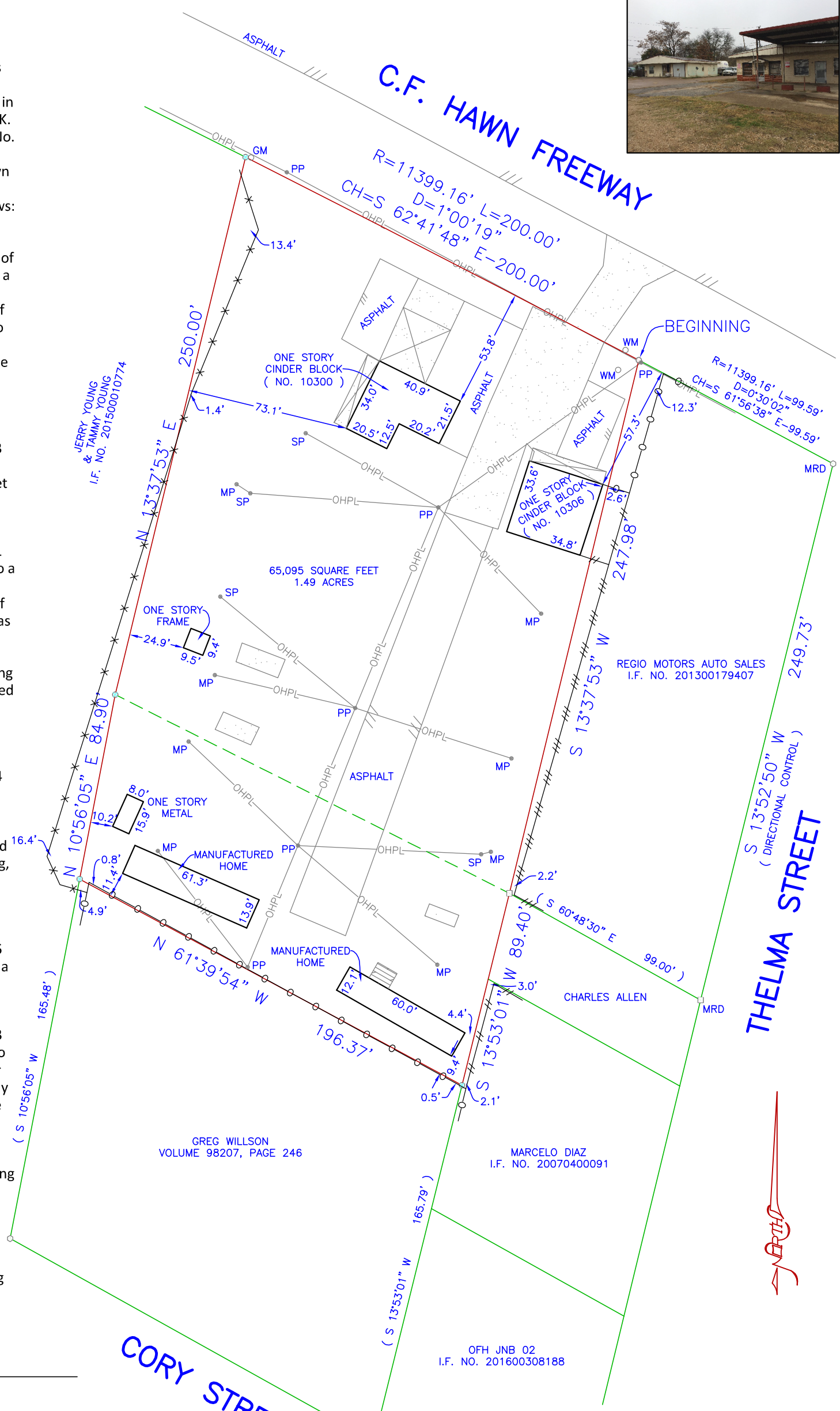
THENCE in a Southeasterly direction, along said curve to the right, an arc length of 200.00 feet, a delta of 1 degrees 00 minutes 19 seconds and a chord bearing and distance of South 62 degrees 41 minutes 48 seconds East, 200.00 feet, to the PLACE OF BEGINNING and containing 65,095 square feet or 1.49 acres of land.

ACCEPTED BY: _____

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 COMMUNITY NATIONAL TITLE

Scale: 1" = 50'
Date: 12/20/2016
G. F. No.: 16110149CC
Job no.: 97046
Drawn by: CM

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 COMMUNITY NATIONAL TITLE



LEGEND

WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
METAL FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
RESIDENCE	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
○ SET 'X'	
○ 3" METAL POST	
○ 1" IRON PIPE FOUND	
○ PK NAIL FOUND	
MRD - MONUMENTS OF RECORD DIGNITY	
CO - CLEAN OUT	PE - POOL EQUIP
GM - GAS METER	PP - POWER POLE
FH - FIRE HYDRANT	WM - WATER METER
LP - LIGHT POLE	WV - WATER VALVE
MH - MANHOLE	
(UNLESS OTHERWISE NOTED)	

