SURVEY PLAT

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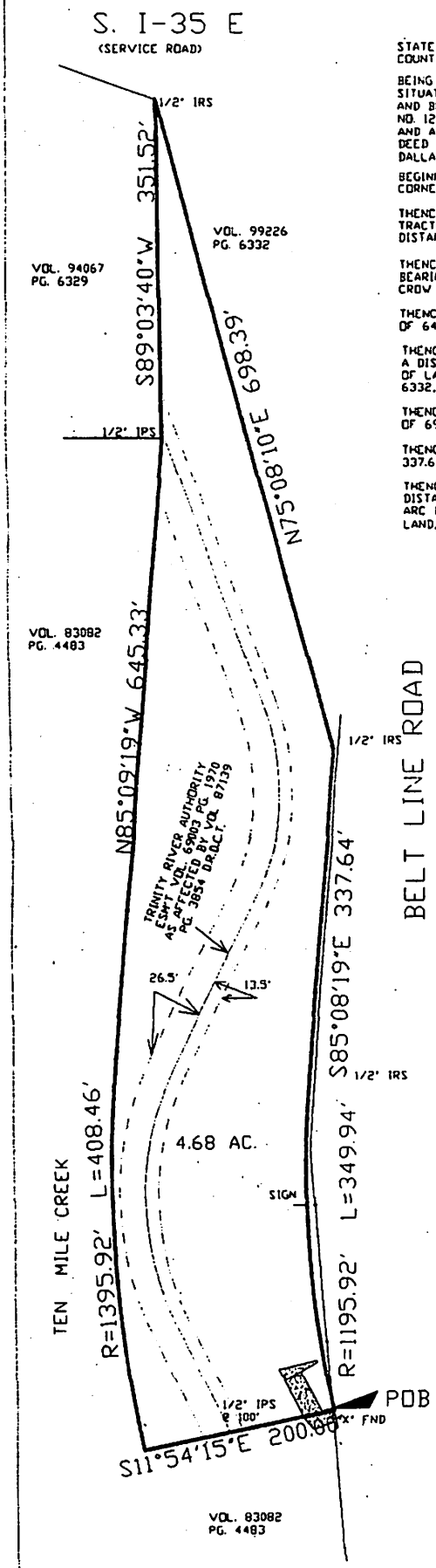
230 S. I-35 E



STATE OF TEXAS;
COUNTY OF DALLAS;

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING SITUATED IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS AND BEING PART OF THE G.K. SNEED SURVEY SURVEY, ABSTRACT NO. 1278, PAGE THE H.R.S. FRANCIS JONES SURVEY, ABSTRACT NO. 672 AND ALSO BEING PART OF A TRACT OF LAND TO GENE CROW IN DEED RECORDED IN VOLUME 95089, PAGE 246, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN A CONCRETE HEADWALL AT THE NORTHEAST CORNER OF SAID CROW TRACT AND IN THE SOUTH LINE OF BELT LINE ROAD;

THENCE S11°54'15"E (REFERENCE BEARING PER DEED) WITH THE EAST LINE OF SAID CROW TRACT PASSING A 1/2" IRON PIPE SET AT 100' AT HIGH BANK AND CONTINUING A TOTAL DISTANCE OF 200' TO A POINT FOR CORNER IN TEN MILE CREEK;

THENCE IN A WESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARING AND DISTANCE IS S86°28'43"W 407.0' WITH THE SOUTH LINE OF SAID CROW TRACT AN ARC DISTANCE OF 408.46' TO A POINT FOR CORNER;

THENCE N85°09'19"W WITH THE SOUTH LINE OF SAID CROW TRACT A DISTANCE OF 645.33' TO A 1/2" IRON PIPE SET FOR CORNER;

THENCE S89°03'40"W CONTINUING WITH THE SOUTH LINE OF SAID CROW TRACT A DISTANCE OF 351.52' TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND TO THE STATE OF TEXAS, AS RECORDED IN A DEED IN VOLUME 99226, PAGE 6332, DEED RECORDS, DALLAS COUNTY, TEXAS.

THENCE N75°08'10"E WITH THE EAST LINE OF SAID STATE OF TEXAS, TRACT, A DISTANCE OF 698.39' TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF SAID BELT LINE ROAD.

THENCE S85°08'19"E WITH THE SOUTH LINE OF SAID BELT LINE ROAD A DISTANCE OF 337.64' TO A 1/2" IRON ROD SET FOR CORNER;

THENCE EASTERLY DIRECTION ALONG A CURVE TO THE LEFT WHOSE CHORD BEARING AND DISTANCE IS N86°28'44"E 348.69' WITH THE SOUTH LINE OF SAID BELT LINE ROAD AN ARC DISTANCE OF 349.94' TO THE POINT OF BEGINNING AND CONTAINING 4.68 ACRES OF LAND, MORE OR LESS.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS

DATE:

ACCEPTED BY:

NOTES

LEGEND

	POWER POLE		FENCE
	WOOD DECK	BL.	BUILDING LINE
	CONCRETE	E&W.	EASEMENT LINE
	GRAVEL	IRF	IRON ROD FOUND
	BRICK	IRS	IRON ROD SET
	ASPHALT	P.W.L.	POWER LINE
	ROCK	P.B.o	POWER BOX
	AIR CONDITIONER	R.O.W.	RIGHT OF WAY
	COLUMN		TRANSFORMER & POLE
	COVERED AREA		TELEPHONE BOX
	FIRE HYDRANT		GAS BOX
	GAS LINE		WATER BOX
	PROPERTY LINE		BUILDING

0 100

I, Jimmy W. Pogue, Registered Professional Land Surveyor of the State of Texas, do certify that the survey shown hereon is true, correct and accurately represents the property shown thereon as it stood on survey on the date shown hereon. The plat attached hereto is a representation of the property as determined by an on-the-ground survey. The size, location and type of buildings, if any, and all visible improvements, if any, are shown on the ground, and all apparent easements, if any, are shown on the ground except as shown on the plat, if any. Except as shown on the plat, there are no encroachments, conflicts or protrusions.

This survey was performed exclusively for the parties shown hereon and is not transferable to other parties. This survey remains the property of the undersigned surveyor and is not transferable without the expressed written permission of the surveyor. This survey is an original work prepared by Jimmy W. Pogue and is protected by the Copyright laws of the United States. Reproduction in whole or in part is prohibited.

Jimmy W. Pogue R.P.L.S. 1722

THIS SURVEY VALID ONLY WITH EMBOSSED SEAL

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Compiled to: SHAD AN VANG	Drawn by: KCS

"A professional company operating in your best interest"