

NOTES

1. Directional Control shown hereon are based on NAD83(CORS98, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the WDS "TRIMBLE" RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, WFG National Title Insurance Company, GF No. 175500-CG, issued January 18, 2017.

10f. A permanent Drainage Easement, to Garland General Agency, Inc., described and recorded in Volume 69144, Page 1365, of the Deed Records of Dallas County, Texas. (Does not affect.)

10g. City of Rowlett, Temporary Construction Easement filed June 08, 2011, recorded in Instrument No. 201100143279, Official Public Record Dallas County, Texas. (Does not affect.)

10h. Easement filed June 06, 2011, recorded in Instrument No. 201100143278, Official Public Record Dallas County, Texas. (Does not affect.)

10i. City of Rowlett, Permanent Drainage Easement filed August 31, 2011, recorded in Instrument No. 201100229702, Official Public Record Dallas County, Texas. (Affects, as shown hereon.)

10j. Easement filed August 31, 2011, recorded in Instrument No. 201100229703, Official Public Record Dallas County, Texas. (Affects, as shown hereon.)

10k. City of Rowlett, Temporary Construction Easement filed August 31, 2011, recorded in Instrument No. 201100229704, Official Public Record Dallas County, Texas. (Affects, as shown hereon.)

LOT 1, BLOCK 1
SHERRILL ESTATES ADDITION
CC#200110000428
D.R.D.C.T.

D.G. HARGROVE
TRACT I
CC#201000182270
D.R.D.C.T.

D.G. HARGROVE
TRACT II
CC#201000182270
D.R.D.C.T.

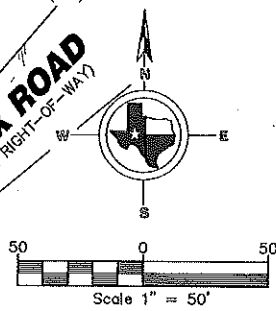
SURVEYED
1.333 ACRES
(58,062 SQUARE FEET)
D.G. HARGROVE
TRACT III
CC#201000182270
D.R.D.C.T.

MERRITT ROAD
(VARIABLE RIGHT-OF-WAY)

OPAL ELLIOT
VOLUME 3629, PAGE 451,
D.R.D.C.T.

HICKOX ROAD
(VARIABLE RIGHT-OF-WAY)

POINT OF BEGINNING



PROPERTY DESCRIPTION

BEING A TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE J.W. JONES SURVEY, ABSTRACT NO. 1668, BEING A PART OF A CALLED 1,405 ACRE TRACT OF LAND DESCRIBED IN A DEED TO D.G. HARGROVE (TRACT III) AS RECORDED IN COUNTY CLERK'S FILE NO. 201000182270, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF HICKOX ROAD (VARIABLE R.O.W.) AT THE SOUTH CORNER OF SAID TRACT III AND THE EAST CORNER OF TRACT II OF SAID DEED;

THENCE, NORTH 42° 55' 41" WEST, ALONG THE COMMON LINE OF SAID TRACTS II AND III, A DISTANCE OF 244.15 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER AT THE WEST CORNER OF SAID TRACT III;

THENCE, NORTH 44° 51' 48" EAST, ALONG THE NORTHWEST LINE OF SAID TRACT III, A DISTANCE OF 332.76 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF MERRITT ROAD (VARIABLE RIGHT-OF-WAY);

THENCE, SOUTH 54° 38' 53" EAST, ALONG SAID EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 100.89 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER;

THENCE, SOUTH 44° 57' 23" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 169.39 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT;

THENCE, SOUTH 38° 37' 34" EAST, A DISTANCE OF 134.52 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER IN THE EXISTING NORTHWEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HICKOX ROAD;

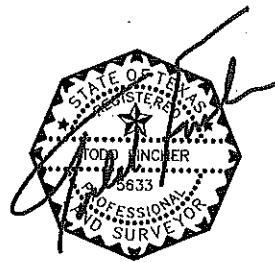
THENCE, SOUTH 45° 20' 57" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 156.13 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 45° 36' 12" EAST, A DISTANCE OF 13.41 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER;

THENCE, SOUTH 47° 58' 49" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 18.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.333 ACRES (58,062 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATE

I hereby certify to OMAR PULIDO, WFG NATIONAL TITLE INSURANCE COMPANY & PARADISE SETTLEMENT SERVICES, LLC, that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.



Todd Fincher, R.P.L.S.
Signed: January 25, 2017

JOB NO. 1701-1027
FIELDED G.L.J.A.Y.
DRAFTED T.F.
CHECKED T.F.

Todd Fincher, R.P.L.S.

262 VZCR 4121 TXBPLS FIRM NO. 10194258
Canton, Texas 75103 PHONE: 903-944-6397
www.texasrpls.com todd@texasrpls.com

FLOOD NOTE

According to my Interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0230K, dated July 07, 2014, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.