

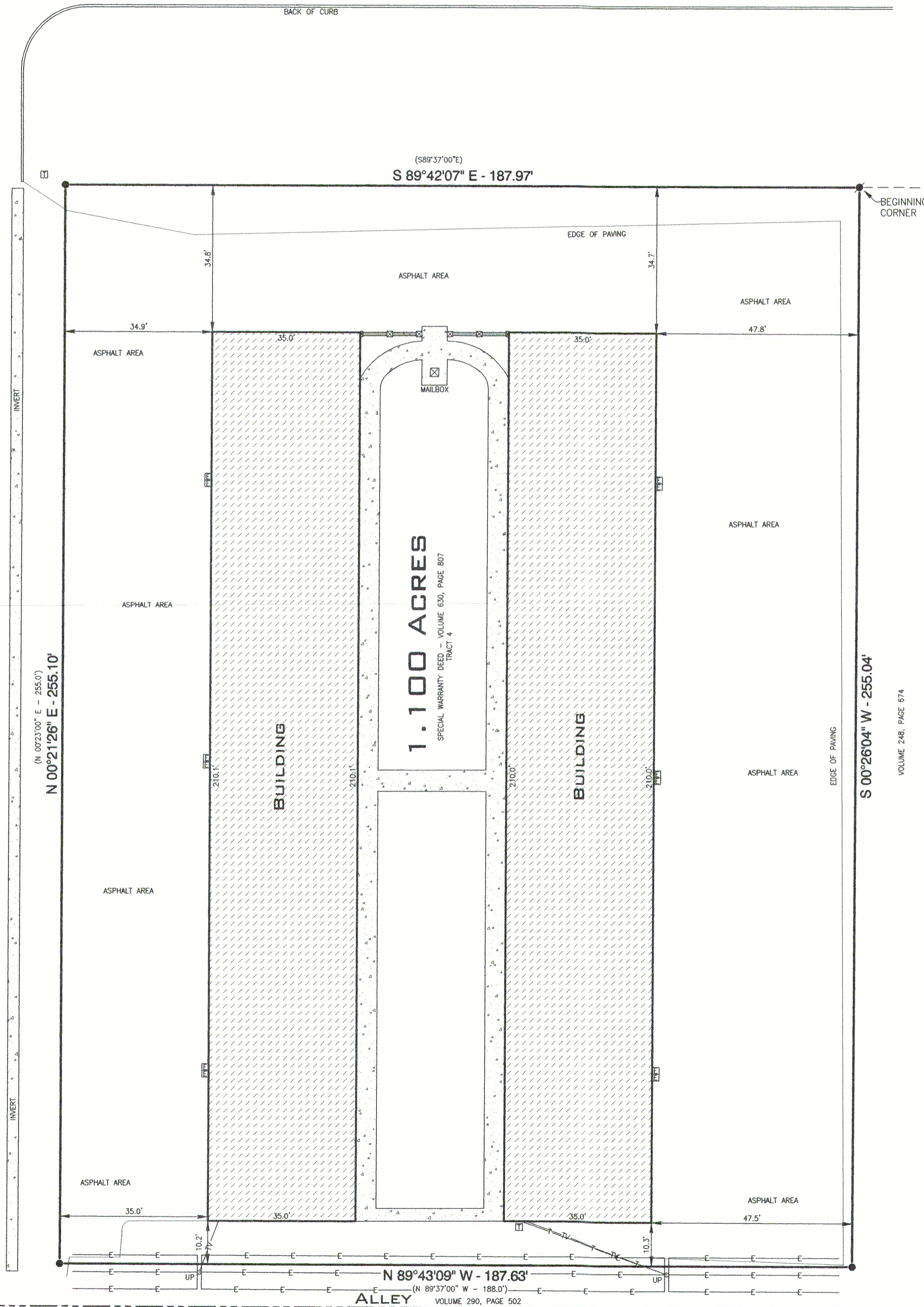
STATE HIGHWAY 152

VOLUME 71, PAGE 197

1801 E. 1ST STREET

NORTHEAST CORNER
OF SECTION 236

(NORTH - 75.0')



NOTES

1. This plat is void unless it contains an impression seal and original signature of the surveyor.
2. This plat was prepared for the exclusive use of the individuals and or institutions named in the certificate hereon and is not transferable to additional institutions or subsequent owners without a re-certification by Cornerstone Land Surveying.
3. This plat is the property of Cornerstone Land Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Cornerstone Land Surveying. © 2011 All Rights Reserved.
4. Boundary line dimensions shown hereon are as measured or hdd with this survey. Boundary line dimensions shown in parenthesis are plat and/or deed dimensions and are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
5. Record easements shown hereon were disclosed as listed in Schedule B of the title commitment, if provided. Record research performed with this survey was made for the sole purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
6. Streets, alleys, easements, building setbacks, lot lines and/or boundaries shown are designated per record plat, as referenced hereon, unless noted otherwise.
7. Bearings shown hereon are relative to Geodetic North as determined by GPS observations at an origin point of 35°51'07.322" North Latitude and 101°57'46.953" West Longitude (NAD83-CORS96-EPOCH2002).

DESCRIPTION

A 1.100 acre tract of land being that same tract of land as described in Tract 4 of that Special Warranty Deed as recorded in Volume 630, Page 807 of the Deed Records of Moore County, Texas, being situated in Section 236, Block 44, H. & T. C. RR. Co. Survey in the City of Dumas, Moore County, Texas, and said 1.100 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ iron rod with a cap stamped "R.P.L.S. 2241", found at the northeast corner of this tract of land, same being the northwest corner of a 2.92 acre tract of land, according to that certain Warranty Deed recorded in Volume 248, Page 674 of the Deed Records of Moore County, Texas, from whence the northeast corner of said Section 236 bears S. 89°37'00" E., 1086.0 feet and North, 75.0 feet, according to said Special Warranty Deed;

Thence S. 00°26'04" W. - bearings contained herein are relative to Geodetic North as determined by GPS observations at an origin point of 35°51'07.322" North Latitude and 101°57'46.953" West Longitude (NAD83-CORS96-EPOCH2002), 255.04 feet to a ½ inch iron rod, found at the southeast corner of this tract of land, same being the southwest corner of said 2.92 acre tract of land;

Thence N. 89°43'09" W. 187.63 feet along the north line of a 10 foot wide alley, according to that certain instrument recorded in Volume 290, Page 502 of the Deed Records of Moore County, Texas, to a ½ inch iron rod, found at the southwest corner of this tract of land;

Thence N. 00°21'26" E. 255.10 feet along the east right-of-way line of S. El Paso Avenue, according to that certain instrument recorded in Volume 258, Page 267 of the Deed Records of Moore County, Texas, to a ½ inch iron rod, found at the northwest corner of this tract of land;

Thence S. 89°42'07" E. 187.97 feet along the south right-of-way line of E. 1st Street to the **POINT OF BEGINNING**.

CERTIFICATE

I do hereby certify to Jasmine Apartments, Inc., Alamo Title Insurance Company and to Money Fund that this plat is true and correct to the best of my knowledge and belief; that it was prepared from a survey made on the ground by me or by others under my direct supervision on the 20th day of June, 2011; and that no visible above ground encroachments exist other than shown.

G.F. No. 112774
Census Tract No. 9502

Jeffrey Floyd Reasoner
Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

TITLE IMPROVEMENT SURVEY

JASMINE APARTMENTS, INC.

1801 E. 1ST STREET

A 1.100 ACRE TRACT OF LAND OUT OF SECTION 236, BLOCK 44, H. & T. C. RR. CO. SURVEY, DUMAS, MOORE COUNTY, TEXAS.



CORNERSTONE LAND SURVEYING

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