

3.19 ACRES

CALLLED 0.679 ACRES  
RASHED AL-SHARHAN  
JO LENA AL-SHARHAN  
DOCUMENT NO. 200325603335  
O.P.R.D.C.T.

CALLLED 0.66 ACRES  
RASHED AL-SHARHAN  
JO LENA AL-SHARHAN  
DOCUMENT NO. 20030339867  
O.P.R.D.C.T.

VICTORY BAPTIST CHURCH OF ROWLETT  
VOLUME 8150, PAGE 1096  
D.R.D.C.T.

SURVEY ACCEPTEBY: \_\_\_\_\_  
DATE: 9-23-2021



**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the JAMES HOBBS SURVEY, ABSTRACT NO. 571, City of Rowlett, Dallas County, Texas, and being all of a called 1.811 acres tract of land as described in a plat of said City of Rowlett, Dallas County, Texas, recorded in Volume 68030, Page 1016 of the Plat Records of Dallas County, Texas, and being all of a called 0.679 acres tract of land as described in a plat of said City of Rowlett, Dallas County, Texas, recorded in Volume 200325603335, Page 1 of the Official Public Records of Dallas County, Texas, and being all of a called 0.66 acres tract of land as described in a plat of said City of Rowlett, Dallas County, Texas, recorded in Volume 20030339867, Page 1 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a City of Dallas Water Department brass disk in concrete monument found for corner in the corner of Lot 8, Block A, Shady Acres Addition, an Addition to the City of Rowlett, Texas, according to the Plat thereof recorded in Volume 68030, Page 1016 of the Plat Records of Dallas County, Texas;

THENCE N. 89 deg. 39 min. 00 sec. E. along the south line of said Addition, at 210.00 feet pass a 1/2" iron rod found at the northeast corner of 1.811 acres tract and northwest corner of 0.679 acres tract, at total distance of 381.82 feet to a 1/2" iron rod found for corner at the northeast corner of 0.66 acres tract and the northwest corner of a tract of land as described in a Warranty deed to McCoy Baptist Church of Rowlett, as recorded in Volume 8150, Page 1096 of the Deed Records of Dallas County, Texas;

THENCE S. 00 deg. 18 min. 12 sec. E. a distance of 294.39 feet to a 5/8" iron rod found for corner in the center line of right-of-way line of State Highway 66, Lakeview Parkway;

THENCE in a southerly direction, along a curve to the right, having a central angle of 125°07'21" in a right-of-way, an arc distance of 144.63 feet to an "X" chiseled in concrete for corner at the southwest corner of said 1.811 acres tract and in the take line for Lake Ray Hubbard;

THENCE N. 05 deg. 20 min. 53 sec. E. along said take line, a distance of 195.00 feet to a City of Dallas Water Department brass disk in concrete monument for corner;

THENCE N. 04 deg. 07 min. 23 sec. W. along said take line, a distance of 218.55 feet to the POINT OF BEGINNING and containing 3.19 acres of land.

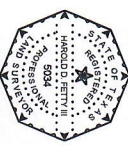
**NOTES**

- 1) According to E.M.A. Flood Insurance Rate Map, Community Panel No. 48113020245K, dated 1/15/2019, this property lies in Zone A. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT VOLUME 68030, PAGE 1016, M.R.D.C.T.
- 3) ALL 1/2" IRONS ARE CAPPED WITH YELLOW PLASTIC CAPS. RPS 5034.
- 4) THE FOLLOWING ELEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (1) V. 594, P. 278 (2) V. 557, P. 65 (3) V. 591, P. 119 (4) V. 761, P. 42 (5) V. 920, P. 59 (6) V. 1500, P. 233 (7) V. 7237, P. 124

**SURVEYOR'S CERTIFICATE**

I, Harold D. Feltz, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above and other information contained herein is a true and correct copy of the original survey plat, and that the same was surveyed under my supervision on the 23rd day of September, 2021.

Harold D. Feltz, III, Registered Professional Land Surveyor No. 5034



**HD. Feltz Land Surveyor, LLC**  
11010 W. LAKESHORE DRIVE, SUITE 100  
DALLAS, TEXAS 75241  
752.6770 FAX 752.1565 ROYSE CITY, TX 75189 972-635-2255 PHONE traay@hdfeltz.com

SURVEY DATE: 23 SEPTEMBER 2021	
CLIENT: ROYSE CITY	
PROJECT: 21-001	
DRAWING NO: 21-001-001	
SCALE: AS SHOWN	
DATE PLOTTED: 9/23/2021	
DRAWN BY: H.D.F.	
CHECKED BY: H.D.F.	
APPROVED BY: H.D.F.	
DATE: 9/23/2021	