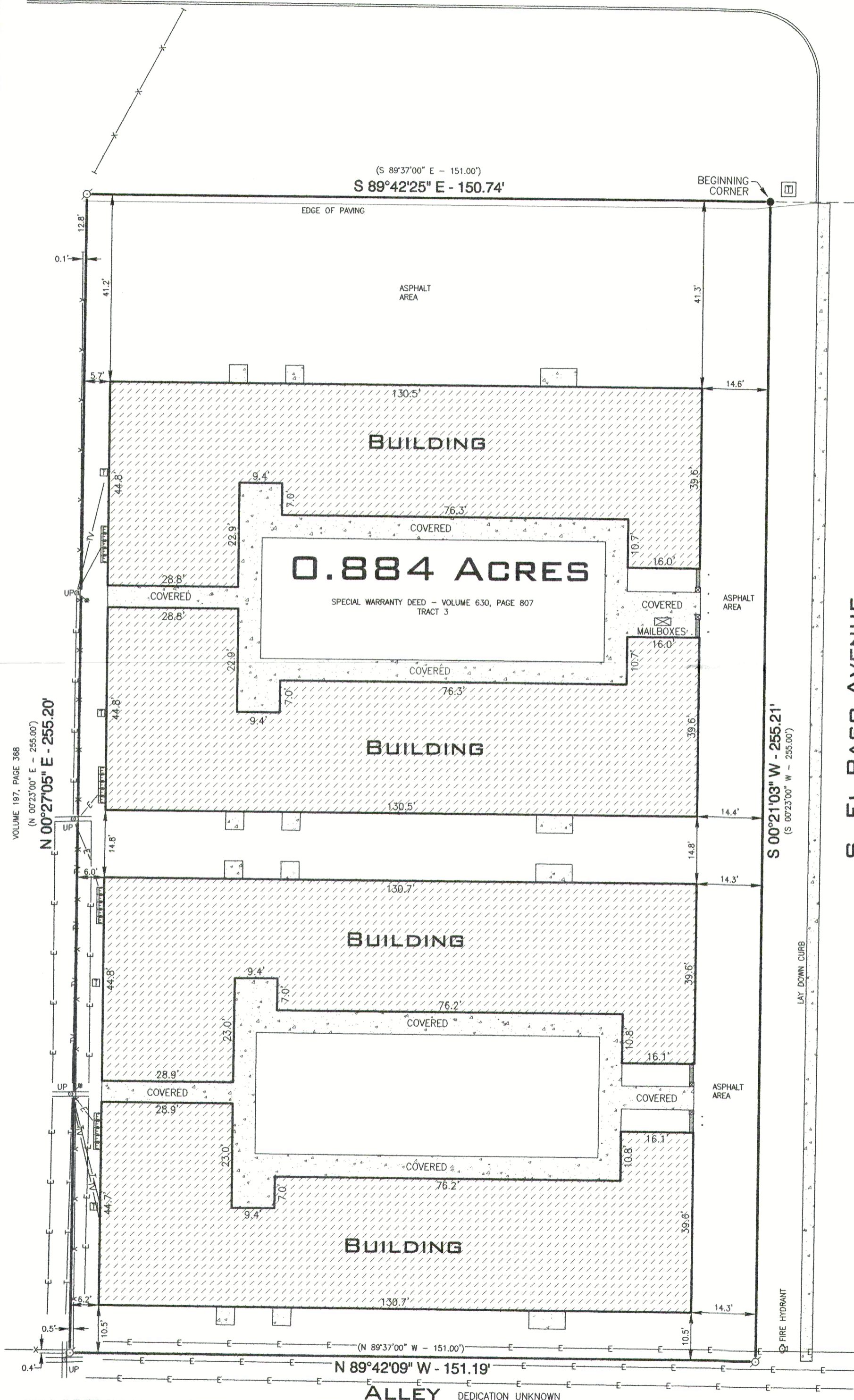


STATE HIGHWAY 152 1725 E. 1ST STREET

NORTHEAST CORNER
SECTION 236

(NORTH - 75.0')



(S 89°37'00" E - 1334.00')

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 held 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 contained 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 0.884 acre tract of land being that same tract of land as described in Tract 3 of that certain Special Warranty Deed 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 0.884 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod, found at the northeast corner of this tract of land, from whence the northeast corner of said Section 236 bears S. 89°37'00" E., 1334.0 feet and North, 75.0 feet, according to said Special Warranty Deed;

Thence S. 00°21'03" 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), 255.21 feet along the west 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 pipe, found at the southeast corner of this tract of land;

Thence N. 89°42'09" W. 151.19 feet along the north right-of-way line of a 10 foot wide alley (dedication unknown), to a ½ inch iron pipe, found at the southwest corner of this tract of land, same being the southeast corner of a 2.898 acre tract of land, according to that certain Warranty Deed recorded in Volume 197, Page 368 of the Deed Records of Moore County, Texas;

Thence N. 00°27'05" E. 255.20 feet to a ½ inch iron pipe, found at the northwest corner of this tract of land, same being the northwest corner of said 2.898 acre tract of land;

Thence S. 89°42'25" E. 150.74 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 Reason
Jeffrey Floyd Reason
Registered Professional Land Surveyor
Texas Registration No. 4928

TITLE IMPROVEMENT SURVEY

JASMINE APARTMENTS, INC.

1725 E. 1ST STREET

A 0.884 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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LEGEND:

- = ½ inch iron rod (found)
- ⊙ = ½ inch iron pipe (found)
- ⊠ = utility meter and or box
- T-E-TV= overhead utility line
- UP = utility pole
- = concrete area
- X-X- = fence

