

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 5506 BROADWAY BOULEVARD, in the City of GARLAND, Texas.

Being all that certain lot, tract or parcel of land situated in the John Little League Survey, Abstract No. 761, in the City of Garland, Dallas County, Texas, also being Lot 1, Block 1, of Pediatrics Care, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001223, Page 78, Plat Records, Dallas County, Texas (P.R.D.C.T.) and being the same land described in deed to Kamal & Kamal, Inc., recorded in Volume 2001097, Page 444, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

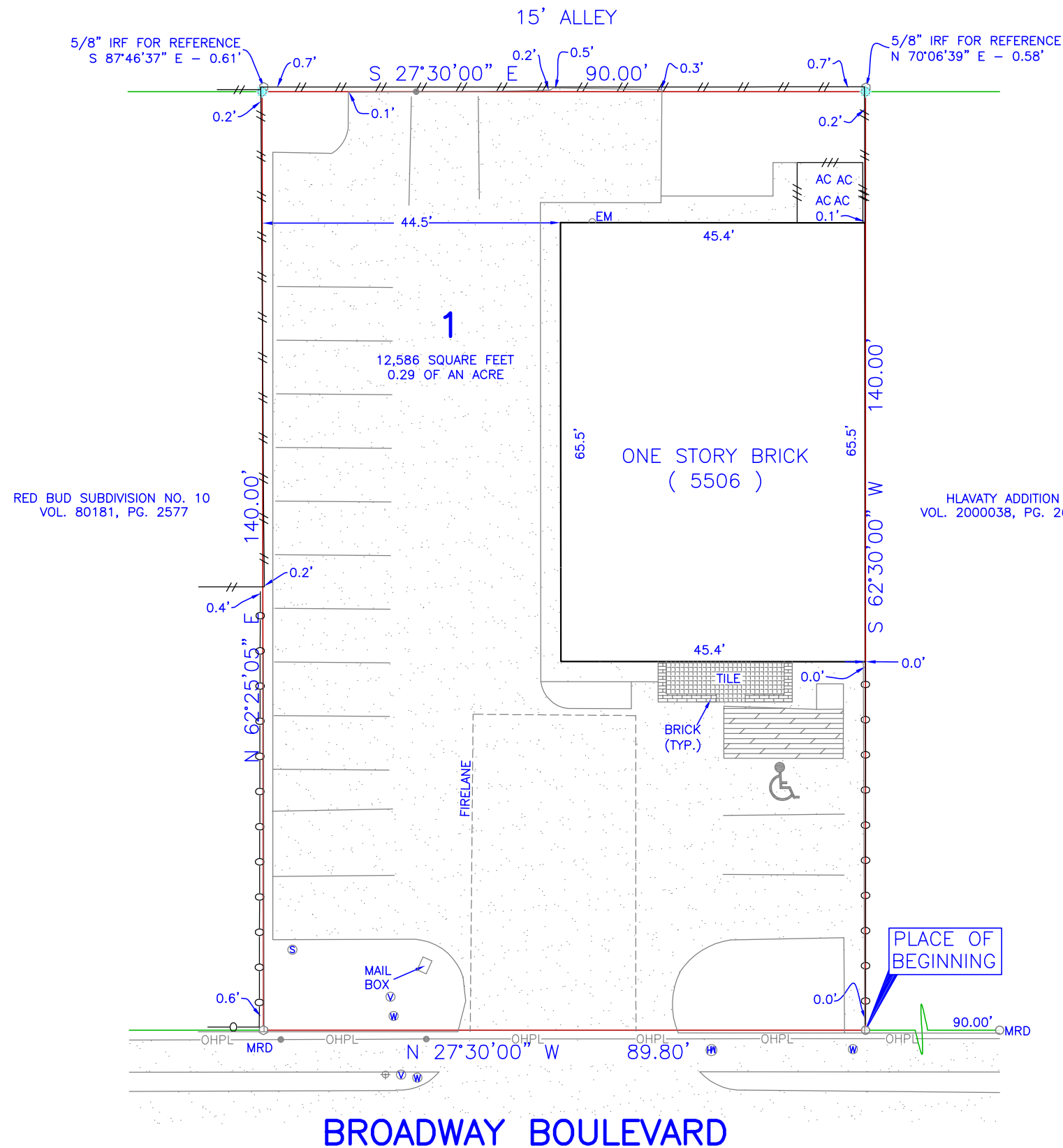
BEGINNING at a 1/2 inch iron rod found for corner in the Northeast line of Broadway Boulevard, at the West corner of Hlavaty Addition, an Addition to Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 2000038, Page 265(P.R.D.C.T.) and at the South corner of said Kamal & Kamal, Inc. tract;

THENCE North 27 degrees 30 minutes 00 seconds West, with the said Northeast line of Broadway Boulevard, a distance of 89.80 feet to a 5/8 inch iron rod found at the South corner of Red Bud Subdivision No. 10, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 80181, Page 2577 (P.R.D.C.T.);

THENCE North 62 degrees 25 minutes 05 seconds East, a distance of 140.00 feet to a point for corner in the Southwest line of a 15 foot alley, at the East corner of said Red Bud Subdivision No. 10, from which a 5/8 inch iron rod found bears South 87 degrees 46 minutes 37 seconds East, a distance of 0.61 feet for witness;

THENCE South 27 degrees 30 minutes 00 seconds East, with the said Southwest line of a 15 foot alley, a distance of 90.00 feet to a point for corner at the North corner of said Hlavaty Addition, from which a 5/8 inch iron rod found bears North 70 degrees 06 minutes 39 seconds East, a distance of 0.58 feet for witness;

THENCE South 62 degrees 30 minutes 00 seconds West, a distance of 140.00 feet to the PLACE OF BEGINNING and containing 12,586 square feet or 0.29 of an acre of land.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY JUNIPER TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 08/06/2019

G. F. No.: N/A

Job no.: 201905762

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JUNIPER TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	FIRE LANE
FOUND 'X'	NO PARKING
5/8" IRON ROD FOUND	
POINT FOR CORNER	SIGN
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	

