

**3839 N. Belt Line Road**

Being a tract of land situated in the J.S. Phelps Survey, Abstract No. 1157, Town of Sunnyvale, Dallas County, Texas, and being that same tract of land conveyed to James H. Baldree by Warranty Deed with Vendor's Lien recorded in Volume 82087, Page 3563, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

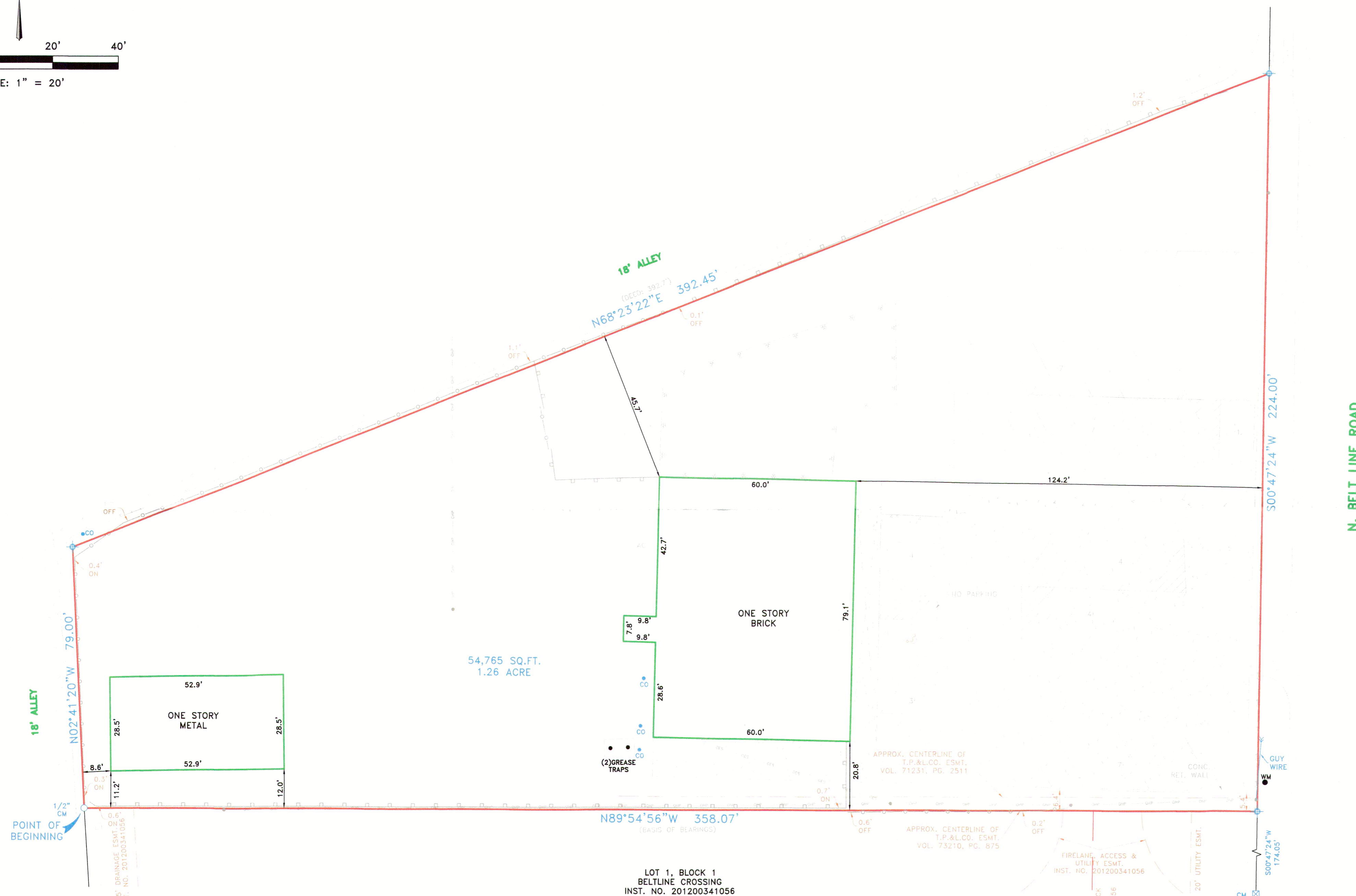
BEGINNING at a 1/2 inch iron rod found at the Northwest corner of Lot 1, Block 1 of Beltline Crossing, an Addition to the Town of Sunnyvale, Dallas County, Texas, according to the map recorded in Instrument No. 201200341056, Official Public Records, Dallas County, Texas, said point being on the East right-of-way line of an 18 foot alley;

THENCE North 02 degrees 41 minutes 20 seconds West, along said East right-of-way line of alley, a distance of 79.00 feet to a point for corner at the intersection of said East right-of-way line of alley and the Southeast right-of-way line of an 18 foot alley;

THENCE North 68 degrees 23 minutes 22 seconds East, along said Southeast right-of-way line of alley, a distance of 392.45 feet to a point for corner, said point being on the West right-of-way line of N. Belt Line Road (called 100 foot right-of-way);

THENCE South 00 degrees 47 minutes 24 seconds West, along said West right-of-way line of N. Belt Line, a distance of 224.00 feet to a point for corner at the Northeast corner of aforementioned Lot 1, Block 1;

THENCE North 89 degrees 54 minutes 56 seconds West, along the North line of said Lot 1, Block 1, a distance of 358.07 feet to the POINT OF BEGINNING and containing 54,765 square feet or 1.26 acres of land.



**SURVEYOR'S CERTIFICATE**

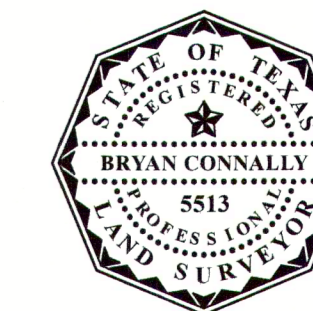
This survey is made relying on information provided by (Title Company) in connection with the transaction described in GF# (GF#). The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to (Purchaser, Lender and Title Company) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3839 N. Belt Line Road described in Volume 82087, Page 3563, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0380L, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that (Purchaser, Lender and Title Company) are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 21st day of June, 2018

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
Bearings based on plat recorded in Instrument No. 201200341056, Official Public Records, Dallas County, Texas.



REVISIONS		
DATE	BY	NOTES
08/06/18	MC	TITLE

CONTROLLING MONUMENT		LEGEND	
1/2" IRON ROD FOUND	PC - POOL EQUIPMENT	CHAIN LINK FENCE	WOOD FENCE
1/2" IRON ROD SET	AC - AIR CONDITIONING	0.5" WIDE TYPICAL BARBED WIRE	IRON FENCE
1" IRON PIPE FOUND	FIRE HYDRANT	PIPE FENCE	PIPE FENCE
FENCE POST CORNER	COVERED PORCH, DECK OR CARPORT	OVERHEAD ELECTRIC SERVICE	OVERHEAD POWER LINE
*X* FOUND / SET	ASPHALT PAVING	GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING
UNDERGROUND ELECTRIC			
OVERHEAD ELECTRIC			
POWER POLE			

**C.B.G. Surveying Texas, LLC**  
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Firm No. 10168800  
www.cbgsurveying.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	06/21/18	1812707		MC

**TEXAS LAND TITLE SURVEY**  
J.S. PHELPS SURVEY, ABSTRACT NO. 1157  
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS  
3839 N. BELT LINE ROAD