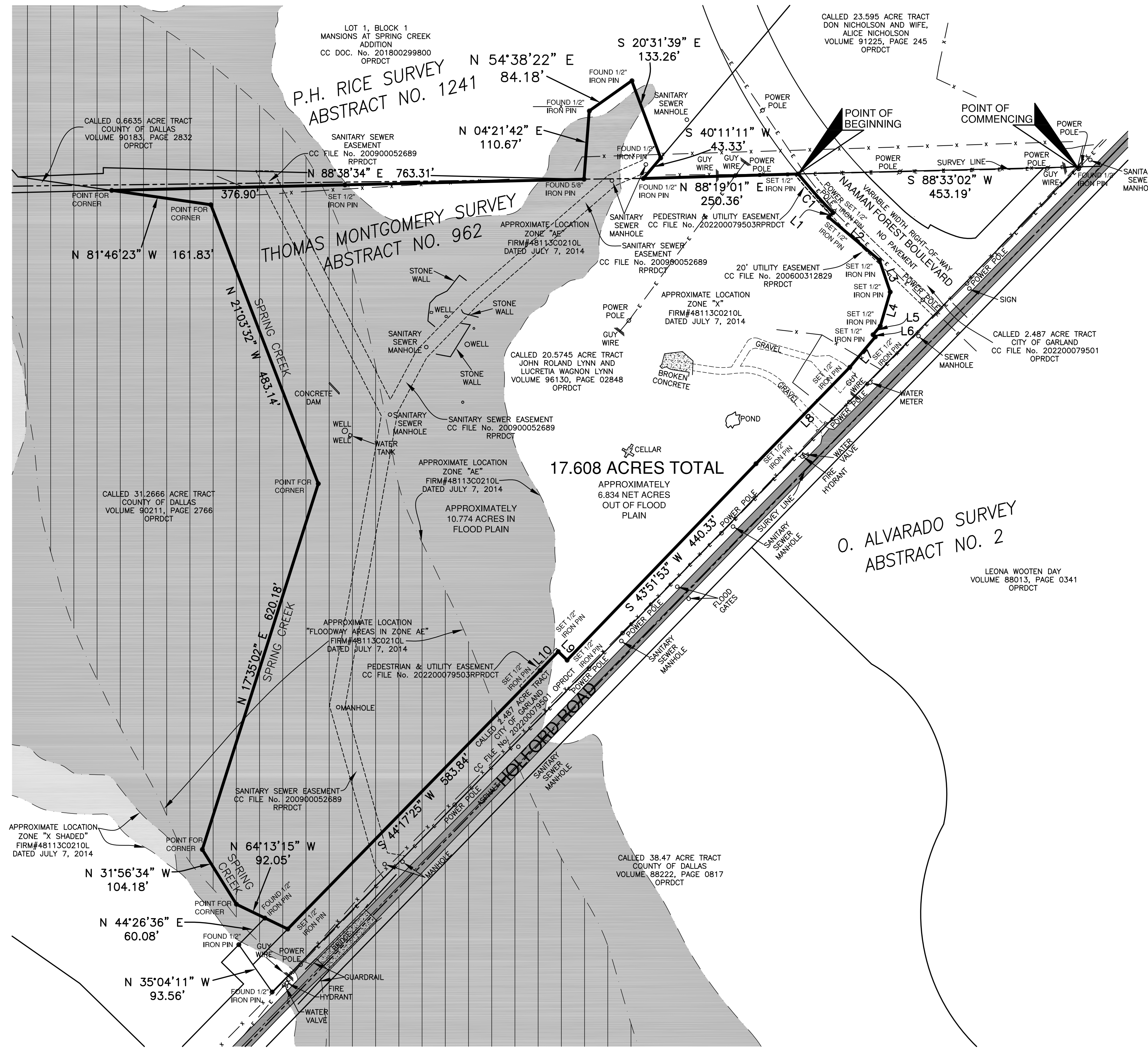


CURVE TABLE

C1
Radius: 939.00'
Delta: 05°07'53"
Arc length: 84.10
Chord bearing: S 41°46'18" E 84.07'

LINE TABLE

L1	- S 42°57'45" W	10.02'
L2	- S 49°44'11" E	107.46'
L3	- S 18°44'04" E	54.15'
L4	- S 16°13'11" W	57.42'
L5	- S 39°59'21" W	18.22'
L6	- S 45°48'31" E	5.01'
L7	- S 39°59'21" W	64.13'
L8	- S 44°11'27" W	217.35'
L9	- N 46°08'07" W	20.00'
L10	- S 43°51'53" W	42.18'



38285
05/09/23

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS MONTGOMERY SURVEY, ABSTRACT NUMBER 962 AND THE P.H. RICE SURVEY, ABSTRACT NUMBER 1241, DALLAS COUNTY, TEXAS AND PART OF A CALLED 20.5745 ACRE TRACT DESCRIBED IN A DEED TO JOHN ROLAND LYNN AND LUCRETIA WAGNON LYNN, RECORDED IN VOLUME 96130, PAGE 02848, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 20.5745 ACRE TRACT AND ON THE SOUTH LINE OF SAID 23.595 ACRE TRACT DESCRIBED IN A DEED TO DON NICHOLSON AND WIFE, ALICE NICHOLSON, RECORDED IN VOLUME 91225, PAGE 245, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST LINE OF HOLFORD ROAD;

THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS WEST WITH THE NORTH LINE OF SAID 20.5745 ACRE TRACT AND THE SOUTH LINE OF SAID 23.595 ACRE TRACT, A DISTANCE OF 453.19 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET ON THE NORTH LINE OF SAID 20.5745 ACRE TRACT BEING THE NORTHWEST CORNER OF A CALLED 2.487 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF GARLAND RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 20220079501, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AT THE BEGINNING OF A CURVE TO THE LEFT AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH WITH THE WEST LINE OF SAID 2.487 ACRE CITY OF GARLAND TRACT AND SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05 DEGREES 07 MINUTES 53 SECONDS, A RADIUS OF 939.00 FEET, AN ARC LENGTH OF 84.10 FEET, AND A CHORD BEARING SOUTH 41 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 84.07 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE WITH WITH THE WEST LINE OF SAID 2.487 ACRE CITY OF GARLAND TRACT THE FOLLOWING 12 CALLS:

- SOUTH 42 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 10.02 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 49 DEGREES 44 MINUTES 11 SECONDS EAST, A DISTANCE OF 107.46 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 18 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 54.15 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 16 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 57.42 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 39 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 18.22 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 45 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.01 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 39 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 64.13 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 44 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 217.35 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 43 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 440.33 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 43 DEGREES 51 MINUTES 53 SECONDS WEST, A DISTANCE OF 42.18 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;
- SOUTH 44 DEGREES 17 MINUTES 25 SECONDS WEST, A DISTANCE OF 583.84 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER, SAID PIN BEING IN SPRING CREEK;

THENCE NORTH 64 DEGREES 13 MINUTES 15 SECONDS WEST, IN SPRING CREEK, A DISTANCE OF 92.05 FEET TO A 1/2 INCH IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID 20.5745 ACRE TRACT AND A SOUTH LINE OF A CALLED 31.2666 ACRE TRACT DESCRIBED IN A DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 90211, PAGE 2766, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 31 DEGREES 56 MINUTES 34 SECONDS WEST WITH A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31.2666 ACRE TRACT, A DISTANCE OF 104.18 FEET, TO A POINT FOR CORNER IN SPRING CREEK, AT AN ANGLE POINT ON A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31.2666 ACRE TRACT;

THENCE NORTH 17 DEGREES 35 MINUTES 02 SECONDS EAST WITH A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31.2666 ACRE TRACT, A DISTANCE OF 620.18 FEET, TO A POINT FOR CORNER IN SPRING CREEK, AT AN ANGLE POINT ON A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31.2666 ACRE TRACT;

THENCE NORTH 21 DEGREES 03 MINUTES 32 SECONDS WEST WITH A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31.2666 ACRE TRACT, A DISTANCE OF 483.14 FEET, TO A POINT FOR CORNER IN SPRING CREEK, AT AN INNER ELL CORNER OF SAID 20.5745 ACRE TRACT AND A NORTHEAST CORNER OF SAID 31.2666 ACRE TRACT;

THENCE NORTH 81 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 161.83 FEET, TO A POINT FOR CORNER IN SPRING CREEK;

THENCE NORTH 88 DEGREES 38 MINUTES 34 SECONDS EAST WITH A NORTH LINE OF SAID 20.5745 ACRE TRACT, PASSING AT A DISTANCE OF 376.90 FEET, A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300", AND CONTINUING FOR A TOTAL DISTANCE OF 763.31 FEET, TO A 5/8 INCH IRON PIN FOUND AT A NORTHWEST CORNER OF A LOT 1, BLOCK 1, MANSIONS AT SPRING CREEK ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 201800299800, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 04 DEGREES 21 MINUTES 42 SECONDS EAST, WITH A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 110.67 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER;

THENCE NORTH 54 DEGREES 38 MINUTES 22 SECONDS EAST, WITH A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 84.18 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER;

THENCE SOUTH 20 DEGREES 31 MINUTES 39 SECONDS EAST, WITH A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.26 FEET TO A 1/2 INCH IRON PIN FOUND AT A NORTHEAST CORNER OF SAID 20.5745 ACRE TRACT AND A SOUTHWEST CORNER OF SAID LOT 1, SAID PIN ALSO BEING ON A WEST LINE OF SAID 23.595 ACRE TRACT;

THENCE SOUTH 40 DEGREES 11 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.33 FEET TO A 1/2 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID 20.5745 ACRE TRACT AND A SOUTHWEST CORNER OF SAID 23.595 ACRE TRACT;

THENCE NORTH 88 DEGREES 19 MINUTES 01 SECONDS EAST WITH A NORTH LINE OF SAID 20.5745 ACRE TRACT AND THE SOUTH LINE OF SAID 23.595 ACRE TRACT, A DISTANCE OF 250.36 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 17.608 ACRES OF LAND.

NOTES:

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE SETBACKS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN HEREON.

BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE WITHIN ZONE "FLOODWAY AREAS IN ZONE AE". AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN, ZONE "AE". AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN, ZONE "X SHADED". AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AND ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48113C0210L, DATED JULY 7, 2014. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 9th DAY OF MAY, 2023 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452



DATE	REVISIONS	BY:

DWN.	GWH	SCALE	1"=100'
CKD.	BGS	DATE	05/09/23

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

17.608 ACRES IN THE THOMAS MONTGOMERY SURVEY, ABSTRACT No. 962 AND THE P.H. RICE SURVEY, ABSTRACT No. 1241, CITY OF GARLAND, DALLAS COUNTY, TEXAS.

FIRM No.	10023300
SHEET OF	1 1
JOB No.	38285

1851 HOLFORD ROAD