

2701 SUNSET RIDGE DRIVE, STE. 303 ROCKWALL, TEXAS 75032 FIRM REGISTRATION NO. 10194366

## SURVEY PLAT

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 10401 FARM TO MARKET ROAD 1902 , in the city of CROWLEY Texas.

BEING all that certain lot, tract or parcel of land situated in the S.H. Evans Survey, Abstract No. 991, Johnson County, Texas, being a tract of land described in deed to The Uprising Incorporated, a Texas non-profit corporation, recorded under Instrument No. 201200019145, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of a tract of land described in deed to Victory Baptist Church, recorded in Volume 2618, Page 659 (D.R.J.C.T.), at the Northerly Northeast corner of Lot 1, Block 1, W.L. Evans Addition, an Addition to the City of Crowley, Johnson County, Texas, according to Plat thereof recorded under Instrument No. 2020-239, Plat Records, Johnson County, Texas (P.R.J.C.T.), being the Northwest corner of herein described tract of land:

THENCE North 89 deg. 53 min. 43 sec. East, a distance of 278.04 feet to a fence post for corner in the West line of Farm to Market Road 1902, at the Southeast corner of said Victory Baptist Church, from which a 1 inch iron rod found for reference bears South 52 deg. 27 min. 52 sec. West, a distance of 2.91 feet;

THENCE South 00 deg. 18 min. 06 sec. West, with the West line of said Farm to Market Road 1902 a distance of 204.55 feet to a 5/8 inch iron rod found for corner at the Easterly Northeast corner of said Lot 1;

THENCE North 89 deg. 52 min. 35 sec. West, a distance of 84.37 feet to a 5/8 inch iron rod found for corner at the Easterly Northwest corner of said Lot 1;

THENCE South 00 deg. 11 min. 31 sec. West, a distance of 103.91 feet to a 5/8 inch iron rod found for corner at an ell corner of said Lot 1;

THENCE North 89 deg. 42 min. 05 sec. West, a distance of 188.67 feet to a 5/8 inch iron rod found for corner at the Easterly Northwest corner of said Lot 1:

THENCE North 00 deg. 40 min. 06 sec. West, a distance of 306.81 feet to the PLACE OF BEGINNING and containing 75,999 square feet or

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL 806, PG. 689; VOL 4544, PG. 715; VOL. 4544, PG. 710; INST.NO. 2018-15520;

The plat hereon is true, correct, and accurate representation of the property nined by survey, the lines and dimensions of said property being a

back from property lines the distance indicated, or visible and apparent

TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE

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

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

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

CHICAGO TITLE

Bearings shown hereon are referenced to the Texas Coordinate System of 1983. North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

1" - 60"

03-21-2024

8051732300505

202402248

BM

Drawn by

ACCEPTED BY





LEGEND - CONTROLLING MONUMENT
- MONUMENTS OF RECORD DIGNITY
/2" IRON ROD FOUND

1/2" YELLOW-CAPPED IRON ROD SET SET 'X' FOUND 'X'
3/8" IRON ROD FOUND
5/8" IRON ROD FOUND

- MANHOLE Q - WATER VALV ( UNLESS OTHERWISE NOTED )



