

SURVEY PLAT

LEGAL DESCRIPTION

Being a part of Lots 19 & 20, of Lake June Estates, an addition to the City of Balch Spring, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 193, Map Records, Dallas County, Texas, and being a part of Lot 2 and all of Lot 3 of the unrecorded plat by John C. Read and Robert Boren resubdivision of part of Lots 19 and 20 of said Lake June Estates, and being all of that certain tract of land described in deed to Jagjit S. Nilvi, recorded in Instrument No. 20220082841, Official Public Records, Dallas County, Texas, and being the same tract of land described in deed to Normal S. Nilvi, recorded in Volume 98101, Page 2375, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the North line of Lake June Road, an 80' right-of-way, at the Southwest corner of that certain tract of land described in deed to Scrapyard Limited Family Partnership, recorded in Instrument No. 20110028726, Official Public Records, Dallas County, Texas, said point being the Northeast corner of that portion of said Lot 20 described in right-of-way deed to the County of Dallas, recorded in Volume 73072, Page 1495, Deed Records, Dallas County, Texas;

Thence North 89°54'05" West, along said North line, a distance of 49.00' to a 1/2" iron rod found at the Southeast corner of that portion of said Lot 20 described in deed to Enrique Barrios and Arcelia Breceda Garcia, recorded in Instrument No. 201900332314, Official Public Records, Dallas County, Texas, said point being the common North corner of said County of Dallas Tract, and that portion of said Lot 20 described in deed to the County of Dallas, recorded in Volume 73066, Page 1388, Deed Records, Dallas County, Texas;

Thence North 01°00'00" West, a distance of 140.12' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of said Barrios & Garcia Tract;

Thence South 89°55'00" West, passing at a distance of 32.00' the common North corner of said Barrios & Garcia Tract and Lot 2, Block A, of Gonzalez Addition, an addition to the City of Balch Springs, Dallas County, Texas, according to the plat thereof recorded in Volume 2001235, Page 131, Map Records, Dallas County, Texas, and passing at a distance of 93.51' the common North corner of said Lot 2, Block A and Lot 1, of said Block A, and continuing for a total distance of 157.50' to a 3/8" iron rod found in the East line of Sheliah Drive, a public right-of-way, at the Northwest corner of said Lot 1, Block A;

Thence North 01°00'00" West, along said East line, a distance of 70.00' to a 5/8" iron rod found at that portion of said Lot 19 described in deed to Luis Enrique Lares Villa, recorded in Instrument No. 202000037930, Official Public Records, Dallas County, Texas;

Thence North 89°55'00" East, a distance of 207.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of said Scrapyard Limited Family Partnership Tract, at the Southeast corner of said Villa Tract;

Thence South 01°00'00" East, along said West line, a distance of 70.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 00°35'21" East, continuing along said West line, a distance of 140.26' to the PLACE OF BEGINNING and containing 21,462 square feet or 0.493 of an acre of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Nick Nilvi that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113C 0510K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-20014. The property shown hereon is located in Zone "AE". (This information is protracted from F.I.R.M.)

John S. Turner
JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

SHELIAH DRIVE
(PUBLIC RIGHT-OF-WAY)

LUIS ENRIQUE LARES VILLA
INST. NO. 202000037930
D.R.D.C.T.
N 89°55'00" E 207.50' DEED

PART OF LOTS 19 & 20
21,462 SQ. FT. OR
0.493 OF AN ACRE

LOT 1, BLOCK A
GONZALEZ ADDITION
VOL. 2001235, PG. 131,
M.R.D.C.T.

LOT 2, BLOCK A
GONZALEZ ADDITION
VOL. 2001235, PG. 131,
M.R.D.C.T.

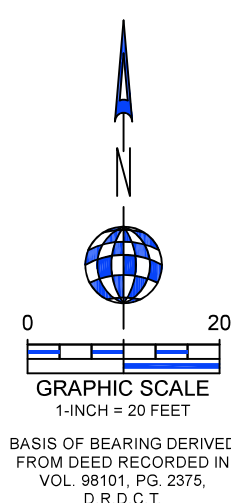
ENRIQUE BARRIOS &
ARCELIA BRECEDA GARCIA
INST. NO. 201900332314
D.R.D.C.T.

SCRAPYARD LIMITED
FAMILY PARTNERSHIP
INST. NO. 20110028726
D.R.D.C.T.

COUNTY OF DALLAS
RIGHT-OF-WAY DEDICATION
VOL. 73066, PG. 1388
D.R.D.C.T.

COUNTY OF DALLAS
RIGHT-OF-WAY DEDICATION
VOL. 73072, PG. 1495
D.R.D.C.T.

LAKE JUNE ROAD
(80' RIGHT-OF-WAY)



NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

NOTES
This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

LEGEND									
● 1/2" IR FOUND	⊗ X-FOUND	☒ TELE. BOX	⊙ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊗ X-SET	☒ CABLE BOX	⊙ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
⊙ 5/8" IR FOUND	⊙ 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊕ GAS METER	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY	
⊙ 3/8" IR FOUND	⊙ 1" IP FOUND	⊙ BRICK COLUMN	⊙ IRRIGATION VALVE	⊕ A.C. PAD	— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGHBANK LINE	
⊙ 60-D NAIL FOUND	⊙ POINT FOR CORNER	⊙ STONE COLUMN	⊙ WATER VALVE	⊕ TRANS. BOX	— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE	
⊙ PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊕ POOL EQUIP.	— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL		
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ IR. VALVE		— PIPE RAIL FENCE	▭ NO PARKING	▭ TILE		♿ HANDICAP SPACE

**2504 SHELIAH DRIVE &
11805 LAKE JUNE ROAD,
BALCH SPRINGS, TEXAS**

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