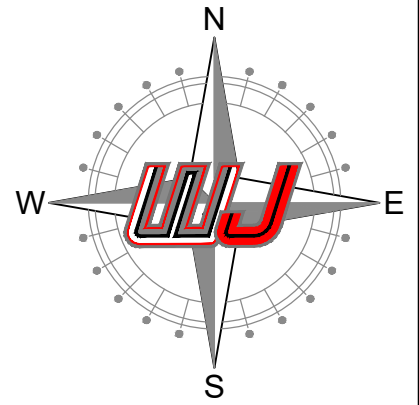


SURVEYED: 28.894 ACRES - S. LEDBETTER DRIVE - DALLAS, TEXAS

DALLAS COUNTY, TX B. RUSSELL SURVEY, A-1267

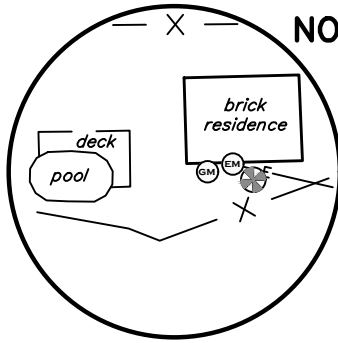


CTD LLC
CALLED 83.10 ACRES
Doc. No. 201600273604

DAVID KELTY
CALLED 22 ACRES
NO DESCRIPTION
VOLUME 2001111 PAGE 1885

RICHARD MARCUS TIJERINA
CALLED 4.03 ACRES
Doc. No. 20070418225

ERNEST KIMBERLY LUCE
AND DONNA E. LUCE
CALLED 13.33 ACRES
VOLUME 99016 PAGE 4910



HOMPRAKHOON BAPTIST CHURCH
RESIDUE OF CALLED 3 ACRES
Doc. No. 20080378409

SEE
INSET

**SURVEYED:
28.894 ACRES**

ERNEST K. LUCE
CALLED 13.33 ACRES
Doc. No. 200503611736

EKO CLUB DALLAS/FORT
WORTH INC.
Doc. No. 201600188062

EKO CLUB DALLAS/FORT
WORTH INC.
Doc. No. 201600188129

JOHNNY BUI AND
FLONA BUI
CALLED 5.10 ACRES
Doc. No. 202200323780

ATG DEVELOPMENT LLC
Doc. No. 201600061005

①
CALLED
0.180 ACRE L&E
SURVEYED BY:
SHELBY J. HOFFMAN RPLS# 6084
NOVEMBER 14TH, 2013

②
ERNEST K. LUCE
CALLED 2 ACRES
VOLUME 33132 PAGE 5151

③
ERNEST K. LUCE AND
DONNA E. LUCE
CALLED 2 ACRES
TRACT I
VOLUME 97185 PAGE 2581

④
ERNEST K. LUCE AND
DONNA E. LUCE
CALLED 2 ACRES
TRACT II
VOLUME 97185 PAGE 2581

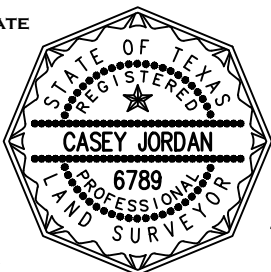
J. METCALF SURVEY, A-885

LINE	BEARING	DISTANCE
L1	N 89°36'20" E	297.79'
L2	S 68°39'25" E	50.14'
L3	S 10°47'17" E	416.42'

- MH = Mobile Home
- MB = Metal Building
- CB = Concrete Building
- Con = Concrete
- fr = Frame Residence
- WB = Wood Building

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY 22ND, 2024.



NOTE
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



10819 US Hwy 69 N
TYLER, TX 75706
903-534-9000

LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: D.L.M. CREW CHIEF: RANDY R. PREPARED BY: D.L.M. ON FEB. 26TH, 2024

ADDRESS: 3829 S. LEDBETTER DRIVE
CITY/COUNTY: DALLAS/DALLAS
SURVEY/ABSTRACT NO.: AS SHOWN
SUBDIVISION: N/A
LOT/BLOCK NO.: N/A
CLIENT: AUSTIN LUCE

JOB No. 24 - 0219

200 0 200

SCALE: 1" = 200'

☉/☉ = COTTON SPINDLE FOUND/SET

●/● = 1/2" IRON ROD FOUND/SET

FENCE — X — X —

OVERHEAD ELECTRIC LINE — E —

WM = WATER METER

PP = POWER POLE

☒ = IRRIGATION VALVE

☒ = WATER VALVE

☉ = MANHOLE

☉ = GAS METER

☉ = ELECTRIC METER

☉ = TELE. PEDESTAL

☉ = PIPELINE MARKER

☉ = FIRE HYDRANT

☉ = SEPTIC LID/EQUIPMENT

☉ = PROPANE TANK

☉ = AIR CONDITIONER

☉ = POINT FOR CORNER