

VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S NOTES:**

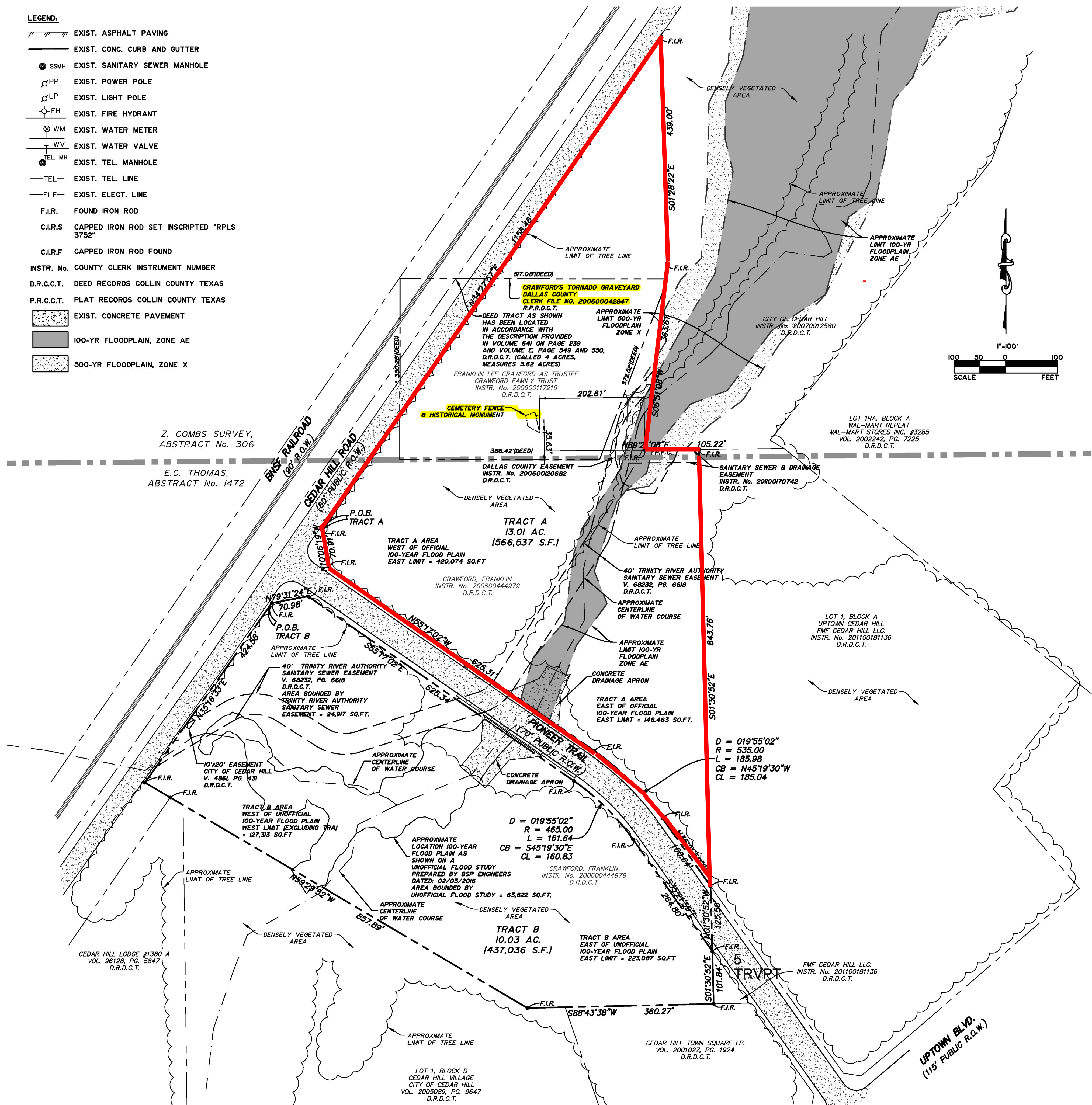
- THE BASIS OF BEARINGS IS THE NORTHERLY LINE OF PIONEER TRAIL (70' PUBLIC RIGHT-OF-WAY) BEING NORTH 55°17'02" WEST, AS RECORDED IN VOLUME 2003197, PAGE 12897, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- COUNTY CLERK FILE NUMBERS INSTR. No. 200600444979 AND 20090017219 OBTAINED FOR THIS PROPERTY FROM DALLAS COUNTY CENTRAL APPRAISAL DISTRICT CONTAIN CONFLICTING INFORMATION.
- APPROXIMATELY 0.71 ACRES (3,028 SQ.FT.) OF THE SAID PROPERTY SHOWN HEREON LIES WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, DESIGNATED ZONE AE, AND APPROXIMATELY AN ADDITIONAL 0.07 ACRES (3,050 SQ.FT.) LIES WITHIN THE FIVE HUNDRED YEAR FLOOD PLAIN, DESIGNATED ZONE X, AS SHOWN ON THIS SURVEY AND AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PARCEL NUMBER 4813C0605K DATED JUNE 7, 2014.
- PLOTTED 40' TRINITY RIVER AUTHORITY SANITARY SEWER EASEMENT DOES NOT CONFORM TO THE ALIGNMENT AND LOCATION OF THE EXISTING WATER COURSE.
- APPROXIMATELY 1,7641 ACRES (76,846 SQ.FT.) OF LAND AS CONVEYED TO THE CITY OF CEDAR HILL FOR USE AS PIONEER TRAIL (70' PUBLIC RIGHT-OF-WAY).
- AFFIDAVIT OF DEDICATION FOR CEMETERY PURPOSE FOR THE CRAWFORD'S TORNADO GRAVEYARD, DATED FEBRUARY 6, 2006, IS RECORDED UNDER CLERK'S FILE NO. 200600042847, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
- CONSEQUENCES OF DEDICATION OR USE OF SUBJECT PREMISES, OR ANY PART THEREOF, AS A CEMETERY OR BURIAL GROUND, INCLUDING BUT NOT LIMITED TO, RIGHTS OF INTERMENT THEREIN, RIGHTS OF INGRESS AND EGRESS TO ALL PORTIONS THEREOF; PRIOR SALE OR USE OF ALL OR ANY PORTION THEREOF AS BURIAL SITES OR PLOTS; RIGHTS OF THE PUBLIC AND OF INDIVIDUALS IN AND TO SAID PREMISES; AND OBLIGATIONS OF MAINTENANCE AND CARE IMPOSED BY LAW.
- SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 69050, PAGE 744, DEED RECORDS, DALLAS COUNTY, TEXAS IS NOT PLOTTABLE.
- THE SURVEY WAS PREPARED UTILIZING THE COMMITMENT FOR TITLE INSURANCE ISSUED ON FEBRUARY 22, 2016, AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, THEIR GF NO. 471209537.

**LEGEND:**

- EXIST. ASPHALT PAVING
- EXIST. CONC. CURB AND GUTTER
- SSMH EXIST. SANITARY SEWER MANHOLE
- PP EXIST. POWER POLE
- LP EXIST. LIGHT POLE
- FH EXIST. FIRE HYDRANT
- WM EXIST. WATER METER
- WV EXIST. WATER VALVE
- TEL MH EXIST. TEL. MANHOLE
- TEL EXIST. TEL. LINE
- ELE EXIST. ELECT. LINE
- F.I.R. FOUND IRON ROD
- C.I.R.S CAPPED IRON ROD SET INSCRIPTED "RPLS 3752"
- C.I.R.F CAPPED IRON ROD FOUND

- INSTR. No. COUNTY CLERK INSTRUMENT NUMBER
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS

- EXIST. CONCRETE PAVEMENT
- 100-YR FLOODPLAIN, ZONE AE
- 500-YR FLOODPLAIN, ZONE X



**PROPERTY DESCRIPTION:**

**TRACT A:**

BEING ALL OF THAT TRACT OF LAND IN THE Z. COMBS SURVEY, ABSTRACT NO. 306, CONVEYED TO FRANKLIN LEE CRAWFORD AS TRUSTEE OF THE CRAWFORD FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 20090017219, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND IN THE E.C. THOMAS SURVEY, ABSTRACT NO. 1472, AS CONVEYED TO RICKEY M. FAIN, M.D., JERRY D. FAIN, M.D., AND MICKEY A. FAIN, AS RECORDED IN INSTRUMENT NO. 200600444979, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THAT 33 ACRES AS DESCRIBED IN VOLUME 67208, PAGE 2006, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEASTERLY CORNER CLIP AT THE INTERSECTION OF THE EASTERLY LINE OF CEDAR HILL ROAD (60' ROW) WITH THE NORTHERLY LINE OF PIONEER TRAIL (70' ROW);

THENCE NORTH 34°27'57" EAST, A DISTANCE OF 1158.46' ALONG THE EASTERLY LINE OF CEDAR HILL ROAD TO A SET IRON ROD FOR CORNER, SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY LINE OF CEDAR HILL ROAD WITH THE NORTH LIMIT OF TRACT A;

THENCE SOUTH 01°28'22" EAST, A DISTANCE OF 439.00' ALONG THE EASTERLY LINE OF TRACT A TO A SET IRON ROD FOR CORNER;

THENCE SOUTH 06°51'08" WEST, A DISTANCE OF 363.61' CONTINUING WITH THE EASTERLY LINE OF TRACT A TO A SET IRON ROD FOR CORNER;

THENCE NORTH 89°21'08" EAST, A DISTANCE OF 105.22' DEPARTING THE EASTERLY LINE OF TRACT A, AND TRAVERSING FARTHER EAST OF THE TRACT A TO A SET IRON ROD FOR CORNER;

THENCE SOUTH 01°30'52" EAST, A DISTANCE OF 843.76', CONTINUING WITH THE TRAVERSE OF THE EASTERLY LINE OF TRACT A TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING IN THE NORTHERLY LINE OF PIONEER TRAIL (70' ROW);

THENCE NORTH 35°21'59" WEST, A DISTANCE OF 180.64' ALONG THE NORTHERLY LINE OF PIONEER TRAIL TO A SET IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE THE LEFT;

THENCE 185.98' ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°55'02", SAID CURVE HAVING A RADIUS OF 535.00' AND A LONG CHORD LENGTH OF 185.04' WHICH BEARS NORTH 45°19'30" WEST ALONG THE NORTHERLY LINE OF PIONEER TRAIL TO A SET IRON ROD FOR CORNER;

THENCE NORTH 55°17'02" WEST, A DISTANCE OF 625.31' CONTINUING ALONG THE NORTHERLY LINE OF PIONEER TRAIL TO A SET IRON ROD FOR CORNER, SAID CORNER BEING AT THE COMMENCEMENT OF A CORNER CLIP AT THE INTERSECTION OF PIONEER TRAIL WITH CEDAR HILL ROAD;

THENCE NORTH 10°06'19" WEST, A DISTANCE OF 70.91' TRAVERSING THE REFERENCED CORNER CLIP, BACK TO THE PLACE OF BEGINNING AND CONTAINING 13.01 ACRES (566,537 SQ. FT.) OF LAND.

**TRACT B:**

BEING PART OF THAT TRACT OF LAND IN THE E.C. THOMAS SURVEY, ABSTRACT NO. 1472, AS CONVEYED TO RICKEY M. FAIN, M.D., JERRY D. FAIN, M.D., AND MICKEY A. FAIN, AS RECORDED IN INSTRUMENT NO. 200600444979, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF THAT 33 ACRES AS DESCRIBED IN VOLUME 67208, PAGE 2006, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE SOUTHEASTERLY CORNER CLIP AT THE INTERSECTION OF THE EASTERLY LINE OF CEDAR HILL ROAD (60' ROW) WITH THE SOUTHERLY LINE OF PIONEER TRAIL (70' ROW);

THENCE NORTH 79°31'24" EAST, A DISTANCE OF 70.98' ALONG SAID CORNER CLIP TO A SET IRON ROD FOR CORNER, SAID CORNER BEING THE INTERSECTION OF THE CORNER CLIP WITH THE SOUTHERLY LINE OF PIONEER TRAIL;

THENCE SOUTH 55°17'02" EAST, A DISTANCE OF 625.34' ALONG THE SOUTHERLY LINE OF PIONEER TRAIL TO A SET IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 161.64' ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°55'02", SAID CURVE HAVING A RADIUS OF 465.00' AND A LONG CHORD LENGTH OF 160.83' WHICH BEARS SOUTH 45°19'30" EAST ALONG THE SOUTHERLY LINE OF PIONEER TRAIL TO A SET IRON ROD FOR CORNER;

THENCE SOUTH 35°21'59" EAST, A DISTANCE OF 264.80' CONTINUING WITH THE SOUTHERLY LINE OF PIONEER TRAIL TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE EAST LIMIT OF TRACT B;

THENCE SOUTH 01°30'52" EAST, A DISTANCE OF 101.84', DEPARTING THE SOUTHERLY LINE OF PIONEER TRAIL TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTH LIMIT OF TRACT B;

THENCE SOUTH 88°43'38" WEST, A DISTANCE OF 360.27', WITH THE SOUTHERLY LINE OF TRACT B TO A SET IRON ROD FOR CORNER;

THENCE NORTH 58°29'52" WEST, A DISTANCE OF 857.89' CONTINUING WITH THE SOUTHERLY LINE OF TRACT B TO A SET IRON ROD FOR CORNER, SAID CORNER BEING IN THE EASTERLY LINE OF CEDAR HILL ROAD (60' ROW);

THENCE NORTH 35°18'33" WEST, A DISTANCE OF 424.58' ALONG THE EASTERLY LINE OF CEDAR HILL ROAD, BACK TO THE PLACE OF BEGINNING AND CONTAINING 10.03 ACRES (437,036 SQ. FT.) OF LAND.

**SURVEYORS CERTIFICATION:**

TO: CRAWFORD FAIN DRIGGS, LLC, CHICAGO TITLE INSURANCE COMPANY AND COPELAND COMMERCIAL, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a), 15, 16, 17 AND 18 OF TABLE A THEREOF.

EXECUTED THIS 1ST DAY OF MARCH, 2016.

*Victor Lissiak, Jr.*



VICTOR LISSIAK, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752 FIRM No. 10155800  
4205 BELTWAY DRIVE  
ADDISON, TX 75001

**LAND TITLE SURVEY**  
ALL OF TRACT A AND ALL OF TRACT B  
23.04 ACRES  
OUT OF THE  
Z. COMBS SURVEY, ABSTRACT NO. 306  
8  
E.C. THOMAS SURVEY, ABSTRACT NO. 1472  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS  
MARCH 1, 2016