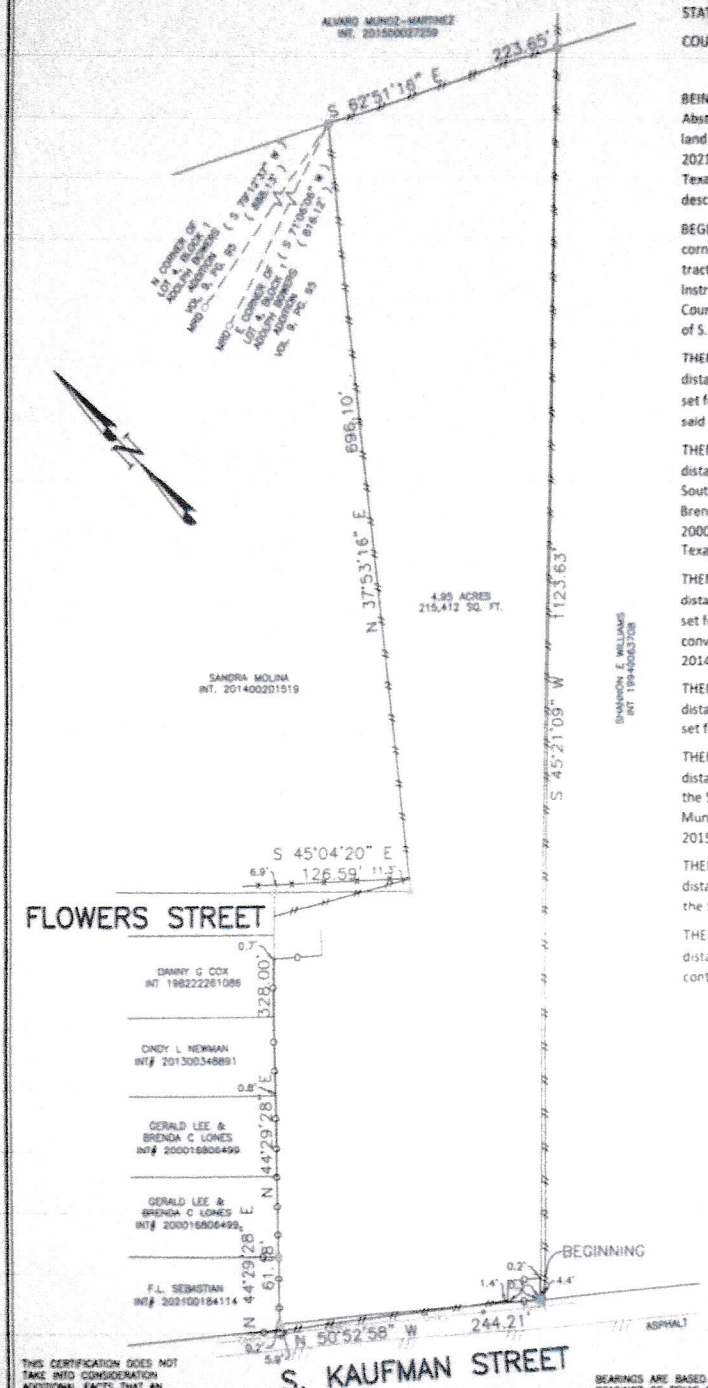
BOUNDARY SURVEY

RHODES SURVEYING

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 620 S. KAUFMAN STREET in the city of SEAGOVILLE, DALLAS COUNTY, Texas.



STATE OF TEXAS:

COUNTY OF DALLAS:

BEING a tract of land situated in the J.D. Merchant Survey, Abstract No. 850, of Dallas County, Texas, and being a tract of land conveyed to F.L. Sebastian, as recorded in Instrument No. 202100184114, of the Official Public Records of Dallas County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner, being the South corner of said Sebastian tract, and being the West corner of a tract of land conveyed to Shannon E. Williams, as recorded in Instrument No. 199400063708, of the Deed records of Dallas County, Texas, and being on the Northeast Right-Of-Way line of S. Kaufman Street;

THENCE North 50 degrees 52 minutes 58 seconds West, a distance of 244.21 feet, to a 1/2 inch yellow-capped iron rod set for corner, being on the Northeast Right-Of-Way line of said S. Kaufman Street;

THENCE North 44 degrees 29 minutes 28 seconds East, a distance of 61.18 feet, to a fence post for corner, being the South corner of a tract of land conveyed to Gerald Lee & Brenda C. Lones, as recorded in Instrument No. 200016806499, of the Official Public Records of Dallas County, Texas;

THENCE North 44 degrees 29 minutes 28 seconds East, a distance of 328.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, being on the Southwest line of a tract of land conveyed to Sandra Molina, as recorded in Instrument No. 201400201519, of the Deed Records of Dallas County, Texas;

THENCE South 45 degrees 04 minutes 20 seconds East, a distance of 126.59 feet, to a 1/2 inch yellow-capped iron rod set for corner, being the South corner of said Molina tract;

THENCE North 37 degrees 53 minutes 16 seconds East, a distance of 696.10 feet, to a fence post for corner, being on the Southwest line of a tract of land conveyed to Alvaro Munoz-Martinez, as recorded in Instrument No. 201500027259, of the Deed Records of Dallas County, Texas;

THENCE South 62 degrees 51 minutes 16 seconds East, a distance of 223.65 feet, to a fence post for corner, being on the Southwest line of said Martinez tract;

THENCE South 45 degrees 21 minutes 09 seconds West, a distance of 1,123.63 feet, to the PLACE OF BEGINNING and containing 4.95 acres of land or 215,412 square feet.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1329 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as 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 back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY STEPPER SEBASTIAN
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale 1" = 100'
Date 07/22/2024

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.

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

LEGEND
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

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