

Being a portion of a tract of land situated in the Solomon Carver Survey, Abstract No. 260, in the City of Dallas, Dallas County, Texas, being a portion of a tract of land described in deed to Belinda Marsaw, recorded in Instrument No. 201100298112, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

Instrument No. 202200192920 (D.R.D.C.T.); BEGINNING at a 1/2 inch iron pipe found for corner in the West line of S. St. Augustine Drive, at the Southeast corner of a tract of land described in deed to Claud Palmer, a married individual, recorded in

THENCE South 00 degrees 52 minutes 37 seconds East, with the said West line of S. St. Augustine Drive, a distance of 293.26 feet to a 1 inch iron rod found at the Northeast corner of a tract of land described in deed to Jose Luis Lara, recorded in Volume 96136, Page 2839 (D.R.D.C.T.); THENCE South 88 degrees 50 minutes 32 seconds West, a distance of 731.12 feet to a fence post found

THENCE North 01 degrees 09 minutes 36 seconds West, a distance of 293.24 feet to a point for corner at the Southwest corner of said Palmer tract, from which a 1 inch iron pipe found for reference bears South 41 degrees 19 minutes 49 seconds East, a distance of 1.05 feet;

reference bears South 78 degrees 34 minutes 55 seconds West, a distance of 0.52 feet;

for corner in the North line of a tract of land described in deed to Pleasant Zion Missionary Baptist Church, recorded in Volume 99160, Page 4483 (D.R.D.C.T.), from which a 1/2 inch iron pipe found for

BEGINNING and containing 214,619 square feet or 4.93 acres of land. THENCE North 88 degrees 50 minutes 27 seconds East, a distance of 732.57 feet to the PLACE OF







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 located at No.______1953 S. ST. AUGUSTINE DRIVE_____, in the City of________DALLAS,_______Texas SURVEYING

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.

ACC)

S. RHODES
3691

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

LEGEND
WOOD FENCE +//- IRON FENCE +//CHAIN LINK -O- WIRE FENCE -XBOUNDARY LIKE
ENSEMBNT SETBACK

MONUMENT F RECORD DIGNITY

1" = 60' 12/14/2023 : N/A : 202309962 2701 SUNSET RIDGE DRIVE, STE. ROCKWALL, TEXAS 75032

© 5/8" IRON ROD FOUND

© 1/8" IRON ROD FOUND

© 1/2" IRON ROD FOUND

© 1/2" IRON PIPE FOUND

© 1/2" IRON FOUND

© 1/2"

Date: __1
G. F. No.:__
Job no.: __
Drawn by:__

CMR

