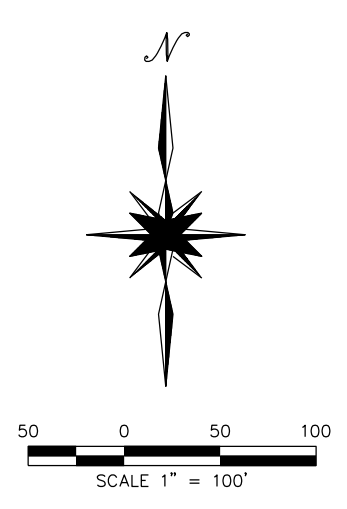


VICINITY MAP
NTS



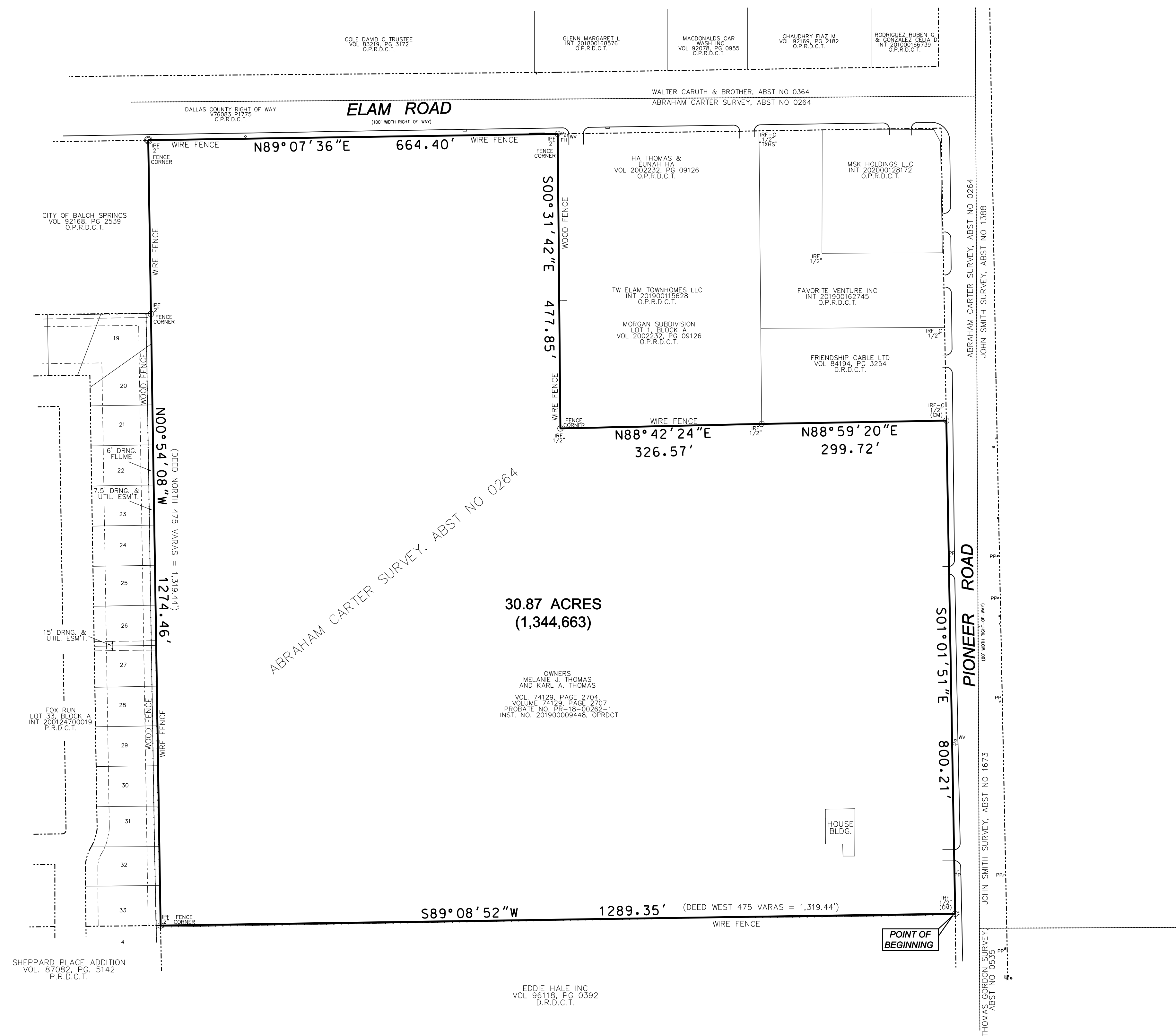
LEGEND OF SYMBOLS AND ABBREVIATIONS

- | | | |
|-----------|-----|-------------------------------------------|
| IPF | ○ | IRON PIPE FOUND |
| IRF | ○ | IRON ROD FOUND |
| FM | ○ | FOUND MONUMENT |
| SS MH | ○ | SAN. SEW. MANHOLE |
| CO | ○ | CLEAN-OUT |
| STM MH | ⊠ | STORM SEWER MANHOLE |
| WM | ⊗ | WATER METER |
| WV | ⊥ | WATER VALVE |
| FH | ⊕ | FIRE HYDRANT |
| PP | ⊕ | POWER POLE |
| LP | ○ | LIGHT POLE |
| TCB | ⊠ | TRAFFIC CONTROL BOX |
| TEL. CAB. | ⊠ | TELEPHONE CABINET |
| 6" OAK | ⊗ | TREE |
| GUY | — | GUY WIRE |
| GM | ⊠ | GAS METER |
| BOL | ○ | BOLLARD |
| BM | ○ | BENCH MARK |
| 531.84 | ○ | SIGNS
(STREET, TEL, GAS, AS INDICATED) |
| TRA | ⊠ | ELECTRIC TRANSFORMER |
| --- | --- | WATER LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | STORM SEWER LINE |
| --- | --- | FINISHED FLOOR ELEVATION |
| FL. | --- | FIRE LANE |

NOTES:
 ACCORDING TO FEMA FIRM PANEL MAP NO. 48113C0530K, FOR INCORPORATED AREAS OF DALLAS COUNTY, TEXAS, EFFECTIVE DATE: JULY 7th, 2014, BY GRAPHICAL PLOTTING SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (X), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD 83, 2011 ADJUSTMENT, EPOCH 2010. CONTROLLING MONUMENTS ARE NOTED HEREON AS (CM).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS, AND OWNERSHIP TITLE EVIDENCE.



LEGAL DESCRIPTION

BEING A 30.87 ACRE TRACT OF LAND LOCATED IN THE ABRAHAM CARTER SURVEY, ABSTRACT NUMBER 0264, BALCH SPRINGS, DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 6.0 ACRE TRACT OF LAND DESCRIBED TO MELANIE J. THOMAS BY DEED RECORDED IN VOLUME 74129, PAGE 2704, O.P.R.D.C.T., AND BEING PART OF A CALLED 6.0 ACRE TRACT OF LAND DESCRIBED TO JOHNNIE L. JOHNSON BY DEED RECORDED IN VOLUME 74129, PAGE 2707, O.P.R.D.C.T., SAID 6.0 ACRE TRACT BEING FURTHER DESCRIBED TO MELANIE J. THOMAS BY JUDGMENT DECLARING HEIRSHIP STYLED "IN THE ESTATE OF JOHNNIE LEWIS JOHNSON DECEASED IN THE PROBATE COURT NUMBER 1, DALLAS COUNTY, TEXAS", CAUSE NUMBER PR-18-00262-1, AND RECORDED IN INSTRUMENT NO. 20190009448, O.P.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF PIONEER ROAD, (80' WIDE), SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO EDDIE HALE INC., AS RECORDED IN VOLUME 96118, PAGE 0392 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89°08'52" WEST, ALONG SAID EDDIE HALE INC. TRACT, A DISTANCE OF 1289.35 FEET TO A 2-INCH IRON PIPE FOUND FOR FENCE CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID EDDIE HALE INC. TRACT, AND THE NORTHEAST CORNER OF SHEPPARD PLACE ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, AS RECORDED IN VOLUME 87082, PAGE 5142 OF THE PLAT RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF FOX RUN ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, AS RECORDED IN INSTRUMENT NO. 200124700019 OF THE PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00°54'08" WEST, ALONG THE EAST LINE OF SAID FOX RUN ADDITION, PASSING AT A DISTANCE OF 994.12 FEET THE NORTHEAST CORNER OF SAID FOX RUN ADDITION, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO THE CITY OF BALCH SPRINGS, AS RECORDED IN VOLUME 92168, PAGE 2539 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID CITY OF BALCH SPRINGS TRACT, IN ALL, A TOTAL DISTANCE OF 1,274.46 FEET TO A 2-INCH IRON PIPE FOUND FOR FENCE CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF ELAM ROAD (100' WIDE);

THENCE NORTH 89°07'36" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF ELAM ROAD FOR A DISTANCE OF 664.40 FEET TO A 2-INCH IRON PIPE FOUND FOR FENCE CORNER, SAID POINT BEING THE NORTHWEST CORNER OF MORGAN SUBDIVISION, AN ADDITION TO THE CITY OF BALCH SPRINGS, AS RECORDED IN VOLUME 2002232, PAGE 09126 OF THE PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 00°31'42" EAST, DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE OF ELAM ROAD AND ALONG THE WEST LINE OF SAID MORGAN ADDITION FOR A DISTANCE OF 477.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ELL CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID MORGAN ADDITION,

THENCE NORTH 88°42'24" EAST, ALONG THE SOUTH LINE OF SAID MORGAN ADDITION FOR A DISTANCE OF 326.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID MORGAN ADDITION, AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FRIENDSHIP CABLE LTD., AS RECORDED IN VOLUME 84194, PAGE 3254 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 88°59'20" EAST, ALONG THE SOUTH LINE OF SAID FRIENDSHIP CABLE LTD. TRACT, A DISTANCE OF 299.72 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP FOUND IN THE SAID WEST RIGHT-OF-WAY LINE OF PIONEER ROAD;

THENCE SOUTH 01°01'51" EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PIONEER ROAD, A DISTANCE OF 800.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,344,663 SQUARE FEET OR 30.87 ACRES OF LAND, MORE OR LESS.

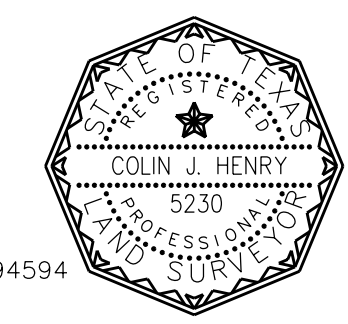
CERTIFICATION STATEMENT

This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, Standard Land Survey.

Date of Plat or Map: November 24, 2020

Colin J. Henry 11-24-2020

Colin J. Henry
Registered Professional Land Surveyor, No. 5230



TBPLS FIRM# 10194594

DATE OF ORIGINAL SURVEY:	11/24/2020
REVISION:	
REVISION:	
REVISION:	

TSPS STANDARD LAND SURVEY
 30.87 ACRES
 3919 PIONEER ROAD
 ABRAHAM CARTER SURVEY, ABSTRACT NO. 264

LOCATED AT THE SOUTHWEST CORNER OF
 PIONEER ROAD AND ELAM ROAD WITHIN THE
 CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS,

SCALE: 1" = 100'	DATE: NOV., 2020
PREPARED BY: DMC HENRY LLC Texas Engineering Firm Number F-21874 Texas Surveying Firm Number 10194594	PAGE 1
MORI'S ENGINEERING, INC. moriakhayan@yahoo.com 972-816-2626	