

STATE OF TEXAS
COUNTY OF DALLAS

I, Ben D. Rychlik, Registered Professional Land Surveyor No. 1630 do hereby certify that this survey was performed February 21, 2017 in connection with the transaction for Ronald Weisfeld. USE OF THIS SURVEY FOR ANY OTHER TRANSACTIONS OR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. FURTHER, COMPENSATION SHALL BE MADE TO THE UNDERSIGNED FOR USE OF THIS SURVEY FOR OTHER TRANSACTIONS. And the plot hereon is a true, correct, and accurate representation of the property as determined by survey made on the ground by me or under my supervision, property is subject to any and all easements, reservations and restrictions that may be of record; visible and apparent easements are as shown, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, except as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated.

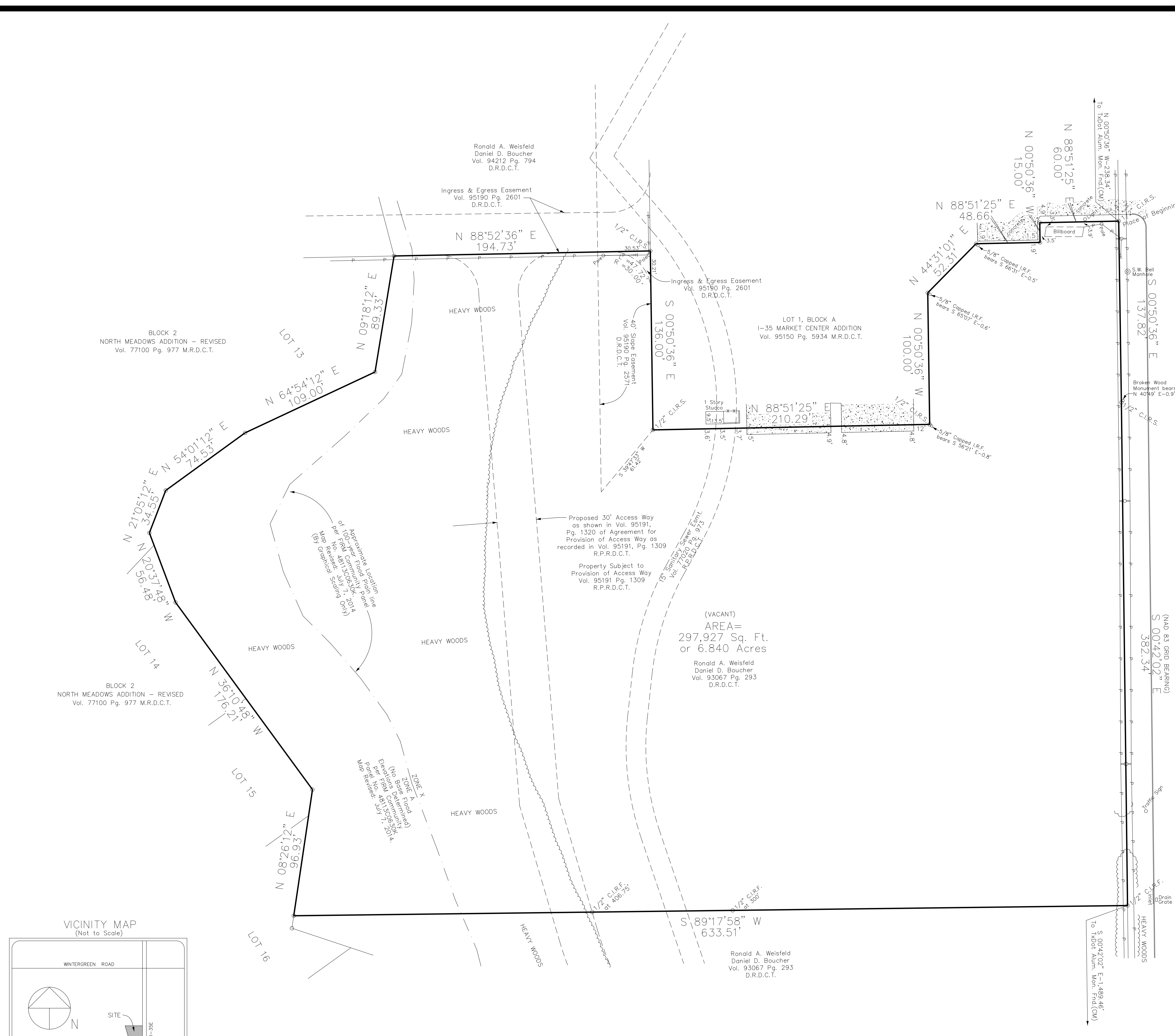
Property is situated within a Flood Zone area A, No Base Flood Elevations determined, per FIRM Community Panel No. 48113C0630K. Map Revised: July 7, 2014.

DESCRIPTION OF PROPERTY

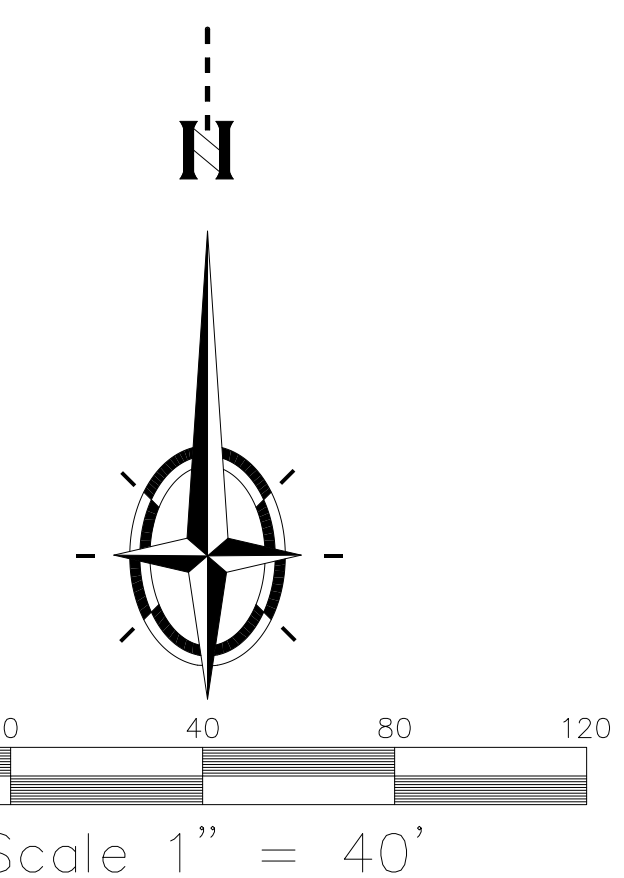
BEING a tract of land situated in the John C. Chapman Survey, Abstract No. 303, Dallas County, Texas, being part of a tract of land conveyed to Ronald A. Weisfeld and Daniel D. Boucher, by deed recorded in Volume 93067, Page 293, Deed Records, Dallas County, Texas, and being more particularly described as follows:
 BEGINNING at a point in the West line of Interstate Highway No. 35E, (a variable width R.O.W.), said point being the most Easterly Southeast corner of Lot 1, Block A, of I-35 Market Center Addition, an addition to the City of DeSoto, Dallas County, Texas, according to the Map thereof recorded in Volume 95150, Page 5934, Map Records, Dallas County, Texas, said point also being South 00 deg. 50 min. 36 sec. East, a distance of 238.34 feet from a 1/4" dot aluminum monument found in the said West line of Interstate Highway No. 35E, a 1/2" capped iron rod set for corner;
 THENCE South 00 deg. 50 min. 36 sec. East, with the said West line of Interstate Highway No. 35E, a distance of 137.82 feet to an angle point, a 1/2" capped iron rod set for corner;
 THENCE South 00 deg. 02 min. 02 sec. East, continuing with the said West line of Interstate Highway No. 35E, a distance of 382.34 feet, a 1/2" capped iron rod found for corner;
 THENCE South 89 deg. 17 min. 58 sec. West, a distance of 633.51 feet to a point in the East line of Lot 16, Block 2, of North Meadows Addition, Revised, an addition to the City of DeSoto, Dallas County, Texas, according to the Map thereof recorded in Volume 77100, Page 977, Map Records, Dallas County, Texas, a point for corner;
 THENCE North 08 deg. 26 min. 12 sec. East, with an East line of said North Meadows Addition, Revised, a distance of 96.93 feet to an angle point, a point for corner;
 THENCE North 36 deg. 10 min. 48 sec. West, continuing with an East line of said North Meadows Addition, Revised, a distance of 176.21 feet to an angle point, a point for corner;
 THENCE North 20 deg. 37 min. 48 sec. West, continuing with an East line of said North Meadows Addition, Revised, a distance of 56.48 feet to an angle point, a point for corner;
 THENCE North 21 deg. 05 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 34.55 feet to an angle point, a point for corner;
 THENCE North 54 deg. 01 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 74.53 feet to an angle point, a point for corner;
 THENCE North 64 deg. 54 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 109.00 feet to an angle point, a point for corner;
 THENCE North 09 deg. 18 min. 12 sec. East, a distance of 89.33 feet to a point in the South line of a tract of land conveyed to Ronald A. Weisfeld and Daniel D. Boucher, by deed recorded in Volume 94212, Page 794, Deed Records, Dallas County, Texas, a point for corner;
 THENCE North 88 deg. 52 min. 36 sec. East, with the South line of said Weisfeld and Boucher tract, a distance of 194.73 feet to a point in the West line of said Lot 1, a 1/2" capped iron rod set for corner;
 THENCE South 00 deg. 50 min. 36 sec. East, with the said West line of Lot 1, a distance of 136.00 feet to the Southwest corner of said Lot 1, a 1/2" capped iron rod set for corner;
 THENCE North 88 deg. 51 min. 25 sec. East, with the South line of said Lot 1, a distance of 210.29 feet to the most Southerly Southeast corner of said Lot 1, a 1/2" capped iron rod set for corner;
 THENCE North 00 deg. 50 min. 36 sec. West, with an East line of said Lot 1, a distance of 100.00 feet to an angle point, a point for corner from which a 5/8" capped iron rod found bears South 65 deg. 07 min. East, a distance of 0.6 feet;
 THENCE North 44 deg. 31 min. 01 sec. East, with a Southeast line of said Lot 1, a distance of 52.31 feet to an angle point, a point for corner from which a 5/8" capped iron rod found bears South 66 deg. 31 min. East, a distance of 0.5 feet;
 THENCE North 88 deg. 51 min. 25 sec. East, with a South line of said Lot 1, a distance of 48.66 feet, a point for corner;
 THENCE North 00 deg. 50 min. 36 sec. West, with an East line of said Lot 1, a distance of 15.00 feet, a point for corner;
 THENCE North 88 deg. 51 min. 25 sec. East, with a South line of said Lot 1, a distance of 60.00 feet to the PLACE OF BEGINNING and CONTAINING 297,927 square feet or 6.840 acres of land.

Ben D. Rychlik
Ben D. Rychlik R.P.L.S. No. 1630

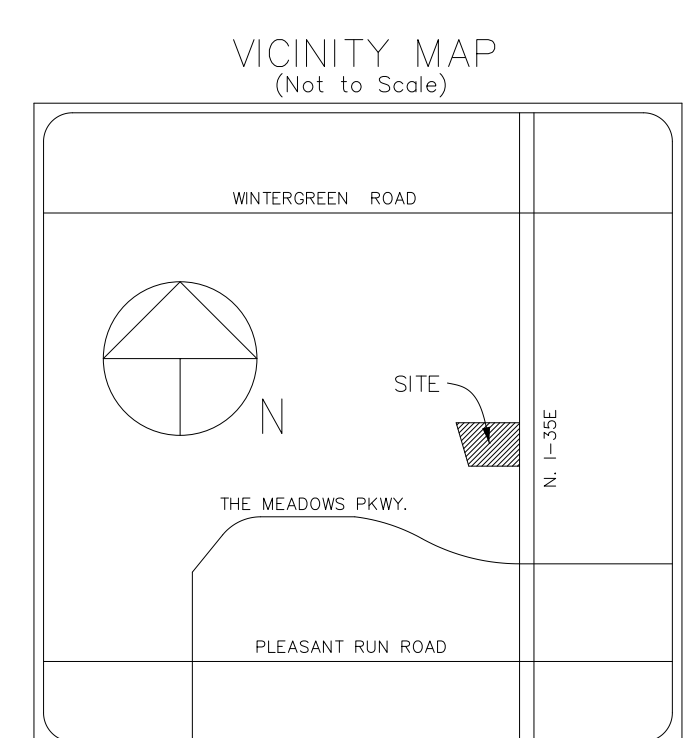
N. INTERSTATE HIGHWAY NO. 35E
(Variable Width R.O.W.)



(VACANT)
AREA=
297,927 Sq. Ft.
or 6.840 Acres



LEGEND	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	IRON ROD FOUND
	CAPPED IRON ROD SET
	CONTROL MONUMENT
	Deed Records Dallas County, Texas.
	Map Records Dallas County, Texas.
	Official Property Records Dallas County, Texas.
	FENCE LINE
	POWER LINE
	GUY ANCHOR
	POWER POLE W/8" CROSS ARM



SURVEY LICENSE AGREEMENT
This survey plat is prepared by U.S. copyright law and international treaties. The information contained herein is intended to be used for the purposes of the survey only. Any use of this survey plat constitutes a violation of the copyright law. The surveyor is not responsible for any loss or damage resulting from the use of this survey plat for any purpose other than that intended. The surveyor is not responsible for any loss or damage resulting from the use of this survey plat for any purpose other than that intended.



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Texas Society of Professional Surveyors



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