

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 plat 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. Baucher, by deed recorded in Volume 93067, Page 293, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the West line of Interstate Highway No. 35E, (a variable width R.O.W.), with the North line of The Meadows Parkway, (a 60' R.O.W.), said point being North 00 deg. 42 min. 02 sec. West, a distance of 569.46 feet from a TxDOT aluminum monument found in the said West line of Interstate Highway No. 35E, said point also being the beginning of a curve to the right, having a central angle of 18 deg. 00 min. 00 sec., a radius of 1,425.00 feet, and a chord bearing of North 81 deg. 38 min. 18 sec. West, a 1/2" capped iron rod set for corner;

THENCE Northwestly, with the said North line of The Meadows Parkway, same being with said curve to the right, an arc distance of 447.68 feet to the end of said curve, a point for corner from which a 1/2" iron rod found bears North 65 deg. 19 min. West, a distance of 0.3 feet;

THENCE North 72 deg. 38 min. 18 sec. West, continuing with the said North line of The Meadows Parkway, a distance of 62.99 feet to the Southeast corner of Lot 23, 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 1/2" capped iron rod set for corner;

THENCE North 16 deg. 50 min. 36 sec. East, with on East line of said North Meadows Addition, Revised, a distance of 29.45 feet to an angle point, a point for corner;

THENCE North 73 deg. 09 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 79.74 feet to an angle point, a point for corner;

THENCE North 41 deg. 12 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 60.22 feet to an angle point, a point for corner;

THENCE North 49 deg. 08 min. 48 sec. West, continuing with an East line of said North Meadows Addition, Revised, a distance of 227.56 feet to an angle point, a point for corner;

THENCE North 03 deg. 23 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 60.22 feet to an angle point, a point for corner;

THENCE North 52 deg. 31 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 108.61 feet to an angle point, a point for corner;

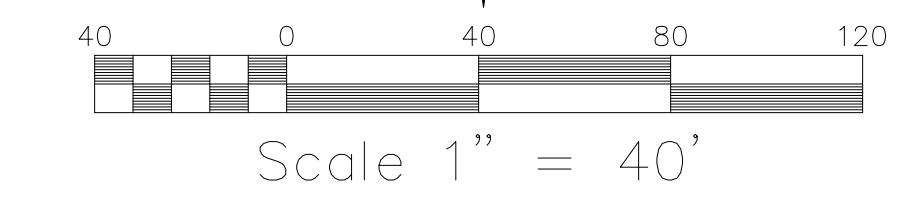
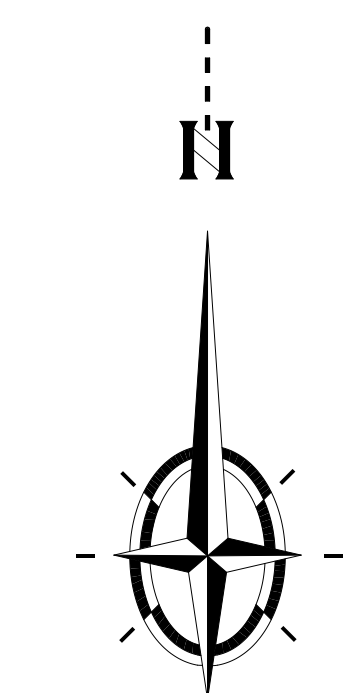
THENCE North 11 deg. 32 min. 12 sec. East, continuing with an East line of said North Meadows Addition, Revised, a distance of 42.77 feet to a point in the said East line of said North Meadows Addition, Revised, a point for corner;

THENCE North 89 deg. 17 min. 58 sec. East, a distance of 418.98 feet to a point in the said West line of Interstate Highway No. 35E, a 1/2" capped iron rod found for corner;

THENCE South 00 deg. 42 min. 02 sec. East, with the said West line of Interstate Highway No. 35E, a distance of 531.00 feet to the **PLACE OF BEGINNING** and **CONTAINING** 226,732 square feet or 5.205 acres of land.

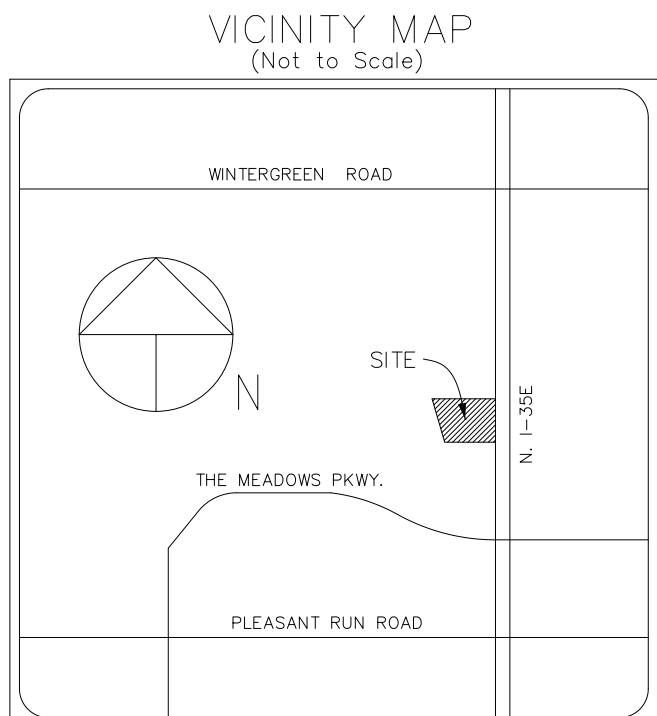
Ben D. Rychlik
Ben D. Rychlik R.P.L.S. No. 1630

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



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



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SURVEYING ASSOCIATES
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