

VICINITY MAP NOT-TO-SCALE

The property is subject to the following:

f. Easement:
Recorded: Volume 2979, Page 313, Deed Records, Dallas County, Texas.
To: Texas Power & Light Company
Purpose: right of way

g. Easement:
Recorded: Volume 4357, Page 445, Deed Records, Dallas County, Texas.
To: Texas Power & Light Company
Purpose: right of way

i. Easement:
Recorded: Volume 5043, Page 123, Deed Records, Dallas County, Texas.
To: City of Seagoville
Purpose: sewer line. As shown on survey.

The following does not appear to affect subject tract;

h. Easement:
Recorded: Volume 5103, Page 7, Deed Records, Dallas County, Texas.
To: City of Seagoville
Purpose: sewer line

j. Easement:
Recorded: (1963) Volume 212, Page 871, Deed Records, Dallas County, Texas.
To: City of Seagoville
Purpose: right of way.

0 80 160 240

SCALE 1"=80'
(INTENDED TO PLOT ON A 24" X 18" SHEET)

Basis of Bearing:
Grid North as tied with RTK GPS with Smartnet Network System. Texas North Central Zone 4202 NAD83.
Distances shown are ground values US survey feet.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LINE	BEARING	DISTANCE
L1	(M)S 43°51'41" W	125.39'
L2	(M)S 43°20'23" W	124.51'

(A CALLED 14.436 ACRES)
YES COMPANIES
EXP2 KEY, LLC
INST. NO. 201600228364
O.P.R.D.C.T.

(CALLED 5.4813 ACRES)
JOHNNY C BALLARD
VOLUME 99166, PAGE 4382
D.R.D.C.T.

2310 N US HIGHWAY 175
SEAGOVILLE, TEXAS

HERMAN HEIDER SURVEY, ABSTRACT NO. 541

2308 N US HIGHWAY 175
SEAGOVILLE, TEXAS
95,244 Sq. Feet
2.186 Acres

LEGEND:

IRF = IRON ROD FOUND
IRPF = IRON PIPE FOUND
= 2" METAL FENCE POST
PFC = POINT FOR CORNER
W/G.C. = WITH GREEN PLASTIC CAP
CM = CONTROLLING MONUMENT
(D) = DEED CALL
(AD) = ADJOINER DEED CALL
(AP) = ADJOINER PLAT CALL
(M) = FIELD MEASURED
= POWER POLE
= GUY WIRE
= OVERHEAD ELECTRIC
= CHAIN LINK FENCE
= WOOD FENCE
= BARB WIRE FENCE
= ASPHALT PAVEMENT
= PARKING RAIL
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD
DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
COV = COVERED AREA
CONC. = CONCRETE

LEGAL DESCRIPTION:

BEING all that certain tract or parcel of land located in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, as conveyed to Johnny C Ballard, (a called 2.275 acres), per deed as recorded in Volume 97105, Page 8304, Deed Records Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the most Southern corner of said Ballard tract (a called 2.275 acres) and at the Southwest corner of a tract of land conveyed to Jason Ballard (a called 1.01 acres), per deed as recorded in Instrument Number 20070098353, Official Public Records Dallas County, Texas, O.P.R.D.C.T., and in the Northerly right-of-way line of North US Highway 175 service road, from which a 3/8" iron rod found at the Intersection right-of-way of Cubley Drive and US Highway 175, bears South 63 degrees 35 minutes 53 seconds East, a distance of 193.28 feet;

THENCE North 63 degrees 27 minutes 09 seconds West, along the Southwesterly line of said Ballard tract (called 2.275 acres) and the Northeasterly right-of-way line of US Highway 175, a distance of 106.22 feet to a 1/2" iron rod found at the Southwest corner of said Ballard tract (called 2.275 acres) and at the Southeast corner of a called 5.4813-acre tract as conveyed to Johnny C. Ballard per deed recorded in Volume 99166, Page 4382, D.R.D.C.T., from which a 1/2" iron rod found bears South 88 degrees 32 minutes 02 seconds West, a distance of 1.00 feet;

THENCE North 43 degrees 45 minutes 27 seconds East, with the Northwesterly line of Ballard tract (called 2.275 acres) and the Southeasterly line of Ballard tract (called 5.4813 acres) a distance of 963.02 feet to a 3/8" iron rod found at the Northerly Northwest corner of said Ballard tract (called 2.275 acres) and at the Southwest corner of tract of land conveyed to Eusebia Abonza Solis and Jacqueline Gaona per deed recorded in Instrument Number 202000321091, O.P.R.D.C.T.;

THENCE South 45 degrees 46 minutes 58 seconds East, with the Northeasterly line of said Ballard (called 2.275 acres) and the Southwesterly line of said Solis tract a distance of 100.45 feet to a 2-1/4" metal fence corner post found at the Northeast corner of said Ballard (called 2.275 acres) and at the Southeast corner of said Solis tract and being in the Northwesterly line of Lot 4 of Cubley Hilltop Subdivision as recorded in Volume 13, Page 305, Plat Records, Dallas County, Texas;

THENCE South 43 degrees 41 minutes 00 seconds West, with the Southeasterly line of said Ballard tract (a called 2.275 acres) and with the Northwesterly line of Lot 4 of Cubley Hilltop Addition, passing at a distance of 14.94, a 1/2" iron pipe found at the Northwesterly common lot corners of Lot 4 and 5, continuing with Lot 5 a total distance of 114.83 feet to a 1/2" iron pipe found at the Northwesterly common lot corners of Lot 5 and Lot 6;

THENCE South 43 degrees 50 minutes 35 seconds West, with the Southeasterly line of said Ballard tract (a called 2.275 acres) and with the Northwesterly line of Lot 6 of Cubley Hilltop Addition, passing at 100.36 feet a 1/2" iron pipe found at the common lot corners of Lot 6 and 7 of said Cubley Hilltop Addition, continuing passing at 200.46 feet a 1/2" iron pipe found at the West corner of Lot 7 and being at the Northeast corner of a tract of land conveyed to Carlos Guiterrez and Laura Flores per deed recorded in Instrument Number 20070119946, O.P.R.D.C.T., continuing in all a total distance of 299.83 feet to a 1/4" iron pipe found at the West corner of said Guiterrez tract and at the Northeast corner of Lot 2, Block 1 of Savoy Development Addition per plat recorded in Instrument Number 202100142467, O.P.R.D.C.T.;

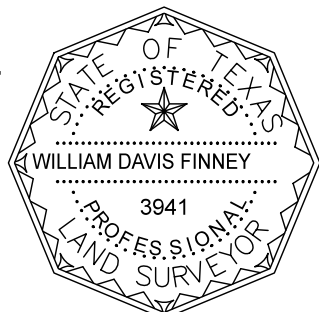
THENCE South 43 degrees 51 minutes 41 seconds West, with the Southeasterly line of Ballard tract (a called 2.275 acres) and the Northwesterly line of said Lot 2, Block 1 of Savoy Development Addition, passing a 1/2" iron rod with yellow plastic cap stamped "CBG" at a distance of 62.82 feet, said corner being at the common Lot corners of Lot 2 and Lot 1, continuing with the Northwesterly line of Lot 1, Block 1 of Savoy Development Addition, in all a total distance of 125.39 feet to a 3/8" iron rod found at the West corner of Lot 1 and at the North corner of Lot 2, of Cubley Addition as recorded in Instrument Number 20224600112, O.P.R.D.C.T.;

THENCE South 43 degrees 20 minutes 23 seconds West, with the Southeasterly line of Ballard tract (a called 2.275 acres) and with the Northwesterly line of Lot 2, passing at a distance of 61.20 feet a 1/2" iron rod found at the North common Lot corners of Lot 2 and Lot 1 of said Cubley Addition, passing a 3/8" iron rod at a distance of 121.85 feet which bears South 46 degrees 39 minutes 37 seconds East, a distance of 0.25 feet, continuing in all a total distance of 124.51 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 1403" found at the Southwest corner of said Lot 1 of Cubley Addition and at the Northwest corner of said 1.01 acre tract conveyed to Jason Ballard;

THENCE South 43 degrees 37 minutes 19 seconds West, with the Southeasterly line of Ballard tract (a called 2.275 acres) and with the Northwesterly line of said Ballard 1.01 acre tract, a distance of 266.23 feet to the POINT OF BEGINNING and containing 95,244 square feet or 2.186 acres of land.

Certify to Chicago Title Resources Guaranty Company, per GF No. 2337207-MEDA Effective Date October 6, 2023. This sketch hereon is a true, correct and accurate representation of the property as determined by the survey on the ground under my supervision. Subject to any and all easements, and restrictions, of which I have been advised, the lines and dimensions of said property being indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being with the boundaries of the property, set back from property lines the distances indicated. There are no visible encroachments, conflicts or protrusions, except as shown.

William Davis Finney
WILLIAM DAVIS FINNEY, R.P.L.S. Tx. #3941



DATA LAND SERVICES CORP.

REGISTERED PROFESSIONAL LAND SURVEYING
T.B.P.L.S. FIRM REGISTRATION LIC. NO. 10183900
P.O. BOX 2110 - FORNEY, TEXAS
EMAIL: ORDERS@DATA LANDSERVICES.COM
PHONE: (972) 564-6166

TITLE/LAND SURVEY SKETCH
AT 2308 N US HIGHWAY 175, SEAGOVILLE, TEXAS, BEING PART OF THE
HERMAN HEIDER SURVEY, ABSTRACT NO. 541, AS RECORDED IN VOLUMNE 97105, PAGE 8304
DEED RECORDS, DALLAS COUNTY, TEXAS

DRAWN BY: J.L.K.
SCALE: 1" = 80'
DATE: 10/12/2023
JOB NO. 23-3027

FLOOD NOTE:

THIS TRACT IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0540K; EFFECTIVE DATE: JULY 7, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.