

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'

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

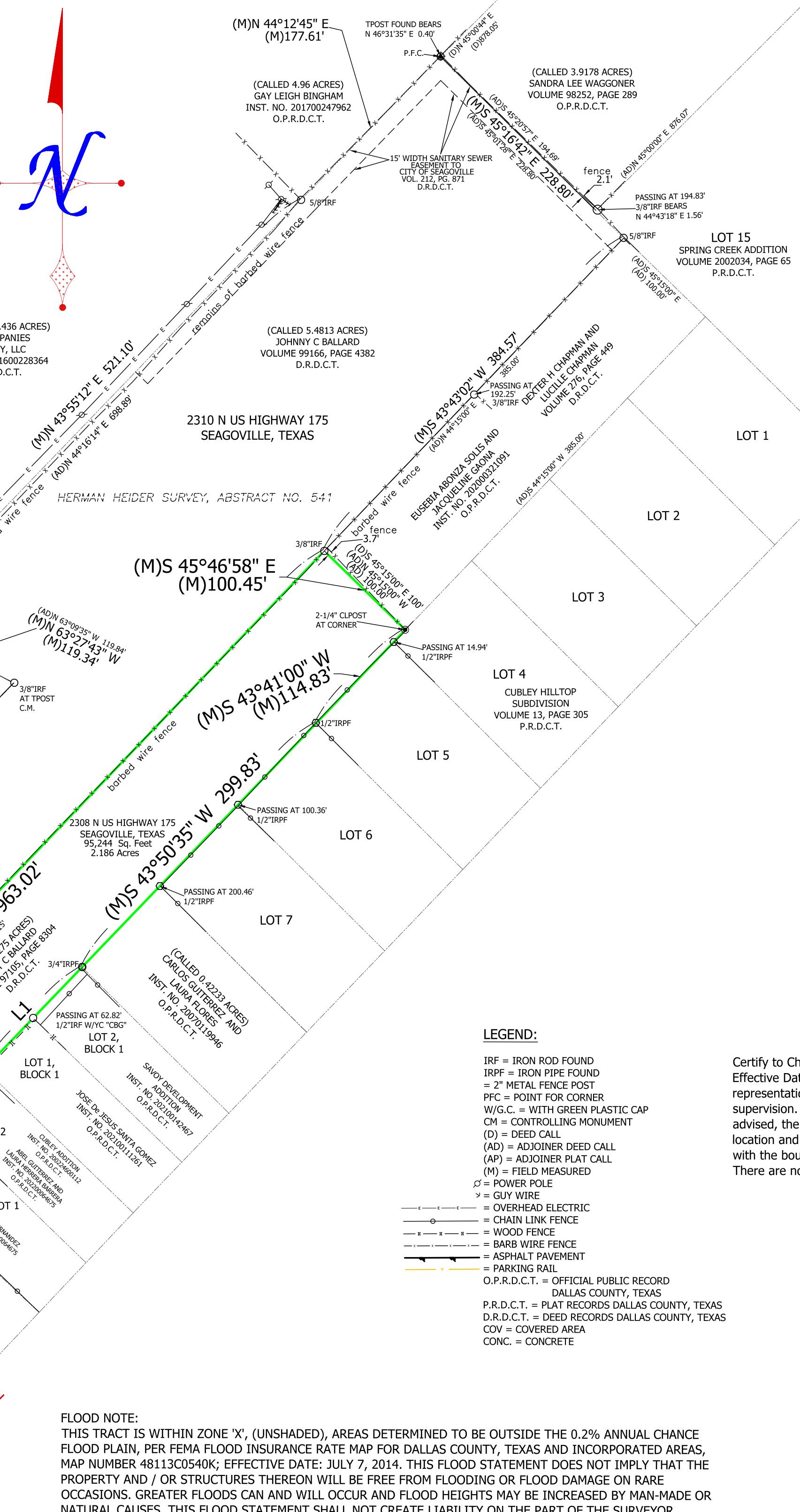
g. Easement:  
Recorded: Volume 4357, Page 445, Deed Records, Dallas County, Texas.  
To: Texas Power & Light Company  
Purpose: right of way

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.



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.

**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@DATALANDSERVICES.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 VOLUME 97105, PAGE 8304  
DEED RECORDS, DALLAS COUNTY, TEXAS

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

