

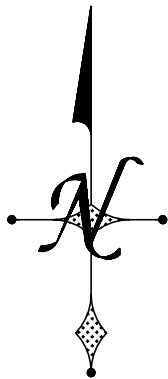
2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 11200 HAZELCREST DRIVE, in the city of DALLAS Texas.

TLTA



R=1000.00' L=396.47'
D=22°42'58"
CH=N 56°57'29" E-393.88'

HAZELCREST DRIVE

VACANT LOT
(11200)
73,443 SQUARE FEET
1.69 ACRES

CITY OF DALLAS
INST. NO. 201100327219
D.R.D.C.T.

PLACE OF BEGINNING

PLACE OF COMMENCEMENT

BEING all that certain lot, tract or parcel of land situated in the Solomon Dixon Survey, Abstract No. 407, Dallas County, Texas, being a portion of a tract of land described in deed to Matthew Millard, recorded under Instrument No. 200503553505, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 1/2 inch yellow-capped iron rod stamped "Half" found for corner in the Southwest line of a tract of land described in deed to the City of Dallas, recorded under Instrument No. 201100327219 (D.R.D.C.T.), at the Northerly Northeast corner of Lot 13, Block D, Alexander Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 23, Page 73, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE North 53 deg. 37 min. 54 sec. West, with the Southwest line of said City of Dallas tract a distance of 250.21 feet to a 1/2 inch yellow-capped iron rod stamped "Half" found at the East corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE South 89 deg. 28 min. 39 sec. West, a distance of 584.30 feet to a 1/2 inch yellow-capped iron rod stamped "Half" found for corner;

THENCE South 60 deg. 35 min. 02 sec. West, a distance of 310.06 feet to a 1/2 inch yellow-capped iron rod stamped "Half" found for corner;

THENCE South 89 deg. 29 min. 54 sec. West, a distance of 32.47 feet to a 1 inch iron pipe found for corner;

THENCE North 01 deg. 02 min. 13 sec. West, a distance of 47.84 feet to a 1/2 inch iron rod found for corner in the Southeast line of Hazelcrest Drive;

THENCE North 68 deg. 18 min. 58 sec. East, a distance of 290.26 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner, being the beginning of a curve to the left having a central angle of 22 deg. 42 min. 58 sec., a radius of 1000.00 feet, and a chord bearing and distance of North 56 deg. 57 min. 29 sec. East, 393.88 feet;

THENCE Northeasterly along said curve to the left an arc distance of 396.47 feet to a 1/2 inch yellow-capped iron rod stamped "Half" found for corner at the West corner of said City of Dallas Tract;

THENCE South 53 deg. 37 min. 54 sec. East, a distance of 357.42 feet to the PLACE OF BEGINNING and containing 73,443 square feet or 1.69 acres of land.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.47	S89°29'54"W
L2	47.84	N01°02'13"W



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 10-24-2024

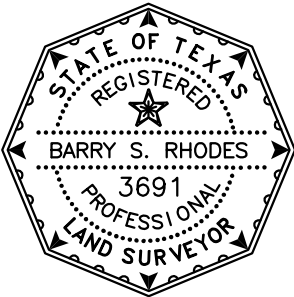
G. F. No.: N/A

Job no.: 202408844

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ELLEN MILLARD MCKENNA

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND EM - ELECTRIC METER	
C - CABLE	E - ELECTRIC
C - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	



Signature of Barry S. Rhodes