

'SURVEY PLAT'

PROPERTY DESCRIPTION:

BEING A PART OF LOT 4 AND ALL OF LOT 5, IN BLOCK M/4982, OF BLUFF VIEW ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 131, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.320 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHRISTOPHER BANCROFT, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201900162875, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF WATAUGA ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AT THE MOST NORTHERN CORNER OF SAID 1.320 ACRE TRACT, THE MOST NORTHERN CORNER OF SAID LOT 5, AND THE MOST WESTERN CORNER OF LOT 6;

THENCE SOUTH 36°35'34" EAST ALONG THE NORTHEAST LINE OF SAID 1.320 ACRE TRACT, A DISTANCE OF 223.71 FEET TO A POINT FOR CORNER AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID 1.320 ACRE TRACT;

THENCE SOUTH 43°27'47" EAST CONTINUING ALONG THE NORTHEAST LINE OF SAID 1.320 ACRE TRACT, A DISTANCE OF 47.85 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER AT THE MOST EASTERN CORNER OF SAID 1.320 ACRES, AT THE MOST NORTHERN CORNER OF A CALLED 0.819 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHRISTOPHER BANCROFT, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201900162876, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

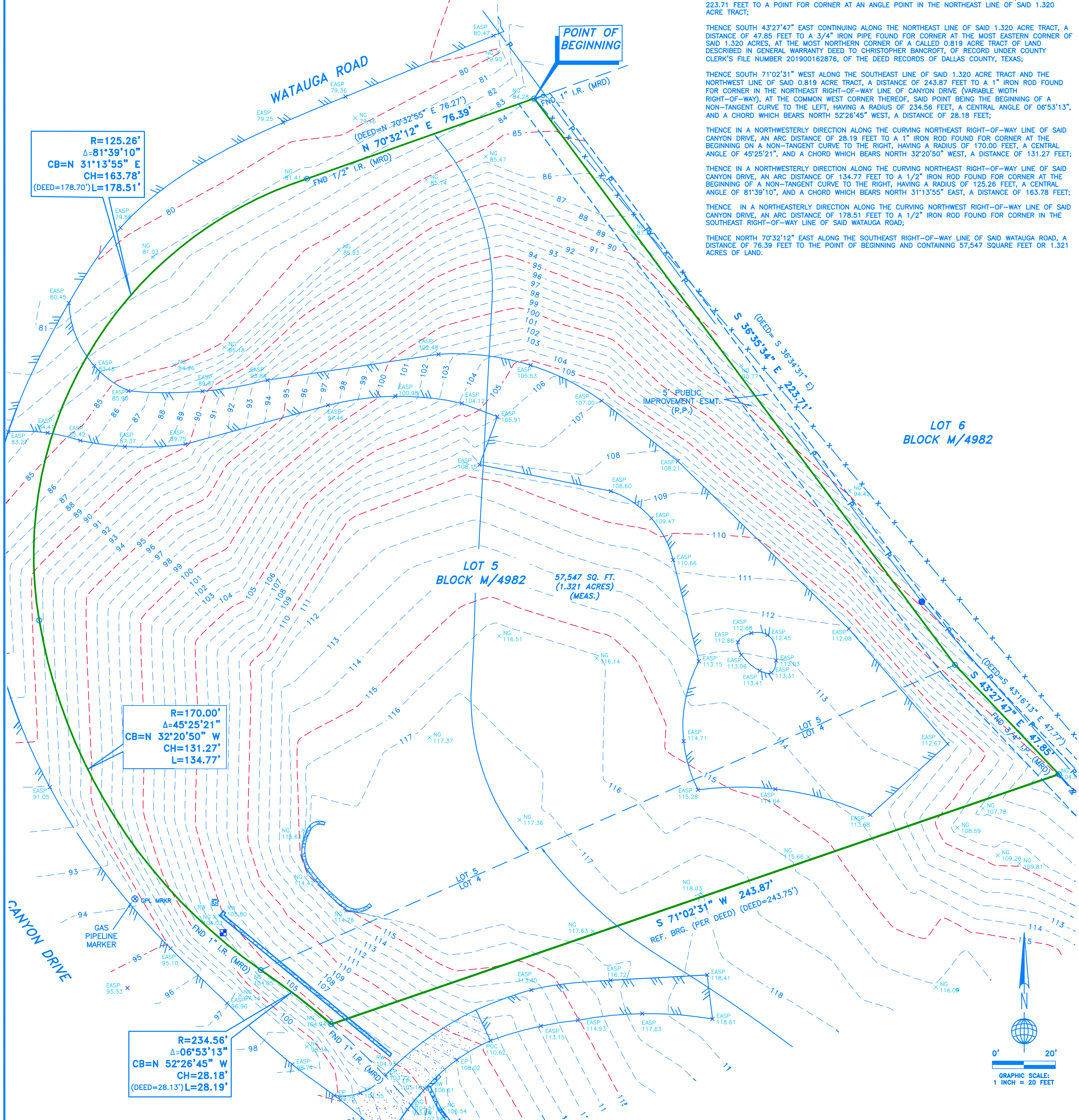
THENCE SOUTH 71°02'31" WEST ALONG THE SOUTHEAST LINE OF SAID 1.320 ACRE TRACT AND THE NORTHWEST LINE OF SAID 0.819 ACRE TRACT, A DISTANCE OF 243.87 FEET TO A 1" IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF CANYON DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), AT THE COMMON WEST CORNER THEREOF, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 234.56 FEET, A CENTRAL ANGLE OF 06°53'13", AND A CHORD WHICH BEARS NORTH 52°26'45" WEST, A DISTANCE OF 28.18 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF SAID CANYON DRIVE, AN ARC DISTANCE OF 28.19 FEET TO A 1" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 45°25'21", AND A CHORD WHICH BEARS NORTH 32°20'50" WEST, A DISTANCE OF 131.27 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF SAID CANYON DRIVE, AN ARC DISTANCE OF 134.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.26 FEET, A CENTRAL ANGLE OF 81°39'10", AND A CHORD WHICH BEARS NORTH 31°13'55" EAST, A DISTANCE OF 163.78 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID CANYON DRIVE, AN ARC DISTANCE OF 178.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WATAUGA ROAD;

THENCE NORTH 70°32'12" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WATAUGA ROAD, A DISTANCE OF 76.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 57,547 SQUARE FEET OR 1.321 ACRES OF LAND.



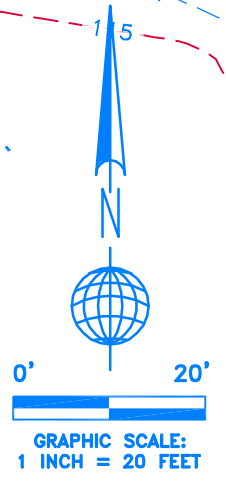
R=125.26'
Δ=81°39'10"
CB=N 31°13'55" E
CH=163.78'
(DEED=178.70') L=178.51'

R=170.00'
Δ=45°25'21"
CB=N 32°20'50" W
CH=131.27'
L=134.77'

R=234.56'
Δ=06°53'13"
CB=N 52°26'45" W
CH=28.18'
(DEED=28.13') L=28.19'

**LOT 6
BLOCK M/4982**

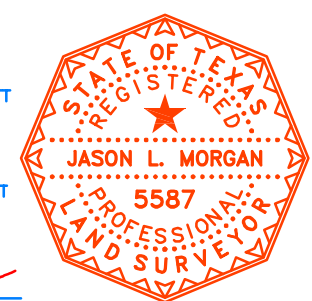
**LOT 5
BLOCK M/4982
57,547 SQ. FT.
(1.321 ACRES)
(MEAS.)**



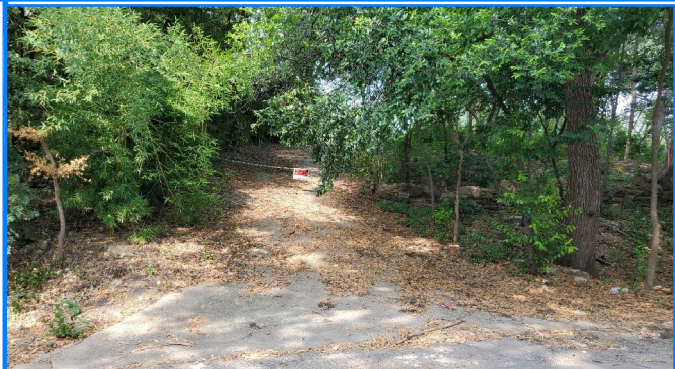
SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ DATE: _____

CERTIFIED TO: REPUBLIC TITLE AND CHRISTOPHER BANCROFT GF#:1011-387150-RTT DATE: 08/01/2023 JOB NO.:23-07-077

SYMBOL LEGEND	FND=FOUND I.R.=IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY
—//— WOOD FENCE	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 1011-387150-RTT PROVIDED BY REPUBLIC TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.
—x— CHAIN LINK FENCE	
—x— WIRE FENCE	
—o— WROUGHT IRON FENCE	
—x— COLUMN	
—o— POWER POLE	
—x— WATER METER	
—x— POWERLINE	
—x— OVERHEAD SERVICE LINE	
—x— TRANSFORMER AND PAD	
—x— GAS METER	
—x— ASPHALT SURFACE	
—x— CONCRETE	
—x—	
—x—	



Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002



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ADDRESS: 8740 CANYON ROAD

- NOTES:**
- (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
 - (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SEWER LINES AND APPURTENANCES THERETO AS EVIDENCED BY CITY OF DALLAS SEWER PLATS, SHEET(S) F-8.
 - ALL ELEVATIONS SHOWN HEREON ARE ASSUMED AND RELATIVE TO EACH OTHER ONLY.

FLOOD STATEMENT:
ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0330J, DATED 8/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.