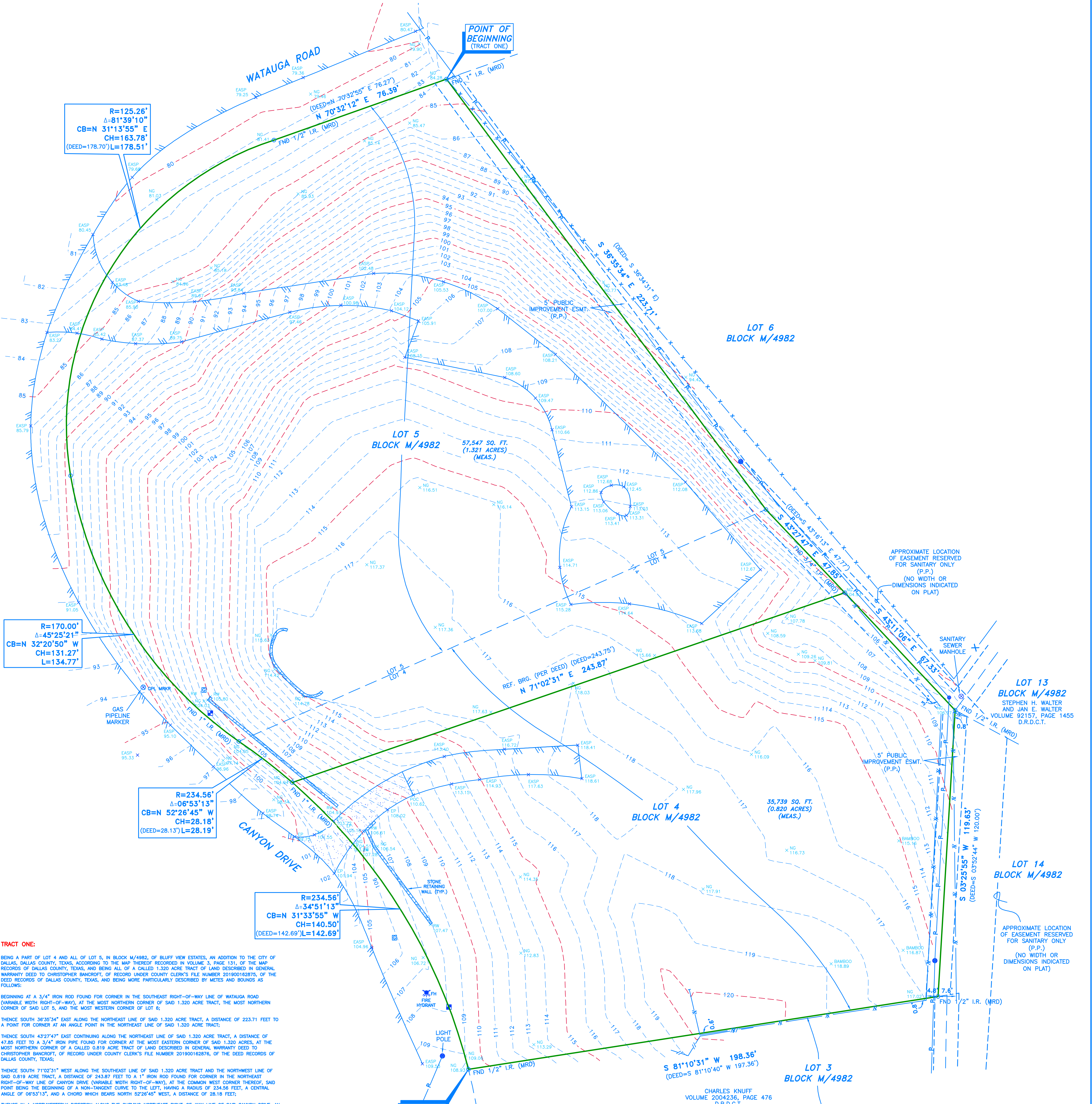


'SURVEY PLAT'



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°25'24"  
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'

R=234.56'  
Δ=34°51'13"  
CB=N 31°33'55" W  
CH=140.50'  
(DEED=142.69')L=142.69'

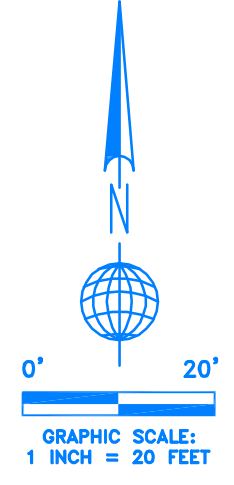
**TRACT ONE:**  
BEING A PART OF LOT 4 AND ALL OF LOT 5, IN BLOCK M/4982, OF BLUFF VIEW ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 131, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.320 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHRISTOPHER BANCRÖFT, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201900162876, 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 SAID 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 ACRE TRACT, AT THE MOST NORTHERN CORNER OF A CALLED 0.819 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHRISTOPHER BANCRÖFT, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201900162876, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
THENCE SOUTH 71°02'31" WEST ALONG THE SOUTHWEST LINE OF SAID 1.320 ACRE TRACT AND THE NORTHEAST 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°25'24", AND A CHORD WHICH BEARS NORTH 32°20'50" WEST, A DISTANCE OF 134.77 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 NORTHWESTERLY DIRECTION ALONG THE CURVING NORTHEAST 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.

**TRACT TWO:**  
BEING A PART OF LOT 4, 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 0.819 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHRISTOPHER BANCRÖFT, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201900162876, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF CANYON DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF SAID 0.819 ACRE TRACT, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CHARLES KNUFF AND NANCY C. LEB, OF RECORD IN VOLUME 2004236, PAGE 476, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 234.56 FEET, A CENTRAL ANGLE OF 34°51'13", AND A CHORD WHICH BEARS NORTH 31°33'55" WEST, A DISTANCE OF 140.50 FEET;  
THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CANYON DRIVE, AN ARC DISTANCE OF 142.69 FEET TO A 1" IRON ROD FOUND FOR CORNER AT THE WESTWEST CORNER OF SAID 0.819 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.320 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHRISTOPHER BANCRÖFT, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201900162876, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;  
THENCE NORTH 71°02'31" EAST ALONG THE NORTHWEST LINE OF SAID 0.819 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 1.320 ACRE TRACT, A DISTANCE OF 243.87 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER AT THE COMMON EAST CORNER THEREOF, AND BEING IN THE NORTHEAST LINE OF SAID LOT 4 AND THE SOUTHWEST LINE OF LOT 6, BLOCK M/4982;  
THENCE SOUTH 43°11'06" EAST ALONG THE NORTHEAST LINE OF SAID LOT 4 AND THE SOUTHWEST LINE OF SAID LOT 6, A DISTANCE OF 87.33 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN CORNER OF SAID 0.819 ACRE TRACT, THE MOST SOUTHERN CORNER OF SAID LOT 6, AND THE MOST WESTERN CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO STEPHEN H. WALTER AND JAN E. WALTER, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2003004837, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE MOST NORTHERN CORNER OF LOT 14, BLOCK M/4982;  
THENCE SOUTH 03°25'55" WEST ALONG THE EAST LINE OF SAID 0.819 ACRE TRACT AND THE WEST LINE OF SAID LOT 14, A DISTANCE OF 119.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.819 ACRE TRACT AND SAID LOT 4 AND THE NORTHEAST CORNER OF SAID SAID LOT 3;  
THENCE SOUTH 81°10'31" WEST ALONG THE COMMON LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 198.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,739 SQUARE FEET OR 0.820 ACRES OF LAND.

ADDRESS: 8738-8740 CANYON ROAD

**NOTES:**  
1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.  
2) (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.  
3) 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.  
4) ALL ELEVATIONS SHOWN HEREON ARE ASSUMED AND RELATIVE TO EACH OTHER ONLY.

**FLOOD STATEMENT:**  
ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 (0330), 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.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: \_\_\_\_\_ DATE: \_\_\_\_\_  
CERTIFIED TO: REPUBLIC TITLE AND CHRISTOPHER BANCRÖFT [GF#1011-387150-RTT AND 1011-387149-RTT] DATE: 08/01/2023 JOB NO.: 23-07-078

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	
---	CHAIN LINK FENCE	
---	WIRE FENCE	
---	WROUGHT IRON FENCE	
---	COLLUMN	
●	POWER POLE	
●	WATER METER	
---	POWERLINE	
---	OVERHEAD SERVICE LINE	
---	TRANSFORMER AND PAD	
○	GAS METER	
---	ASPHALT SURFACE	
---	CONCRETE	

