

LOCATION MAP NOT TO SCALE



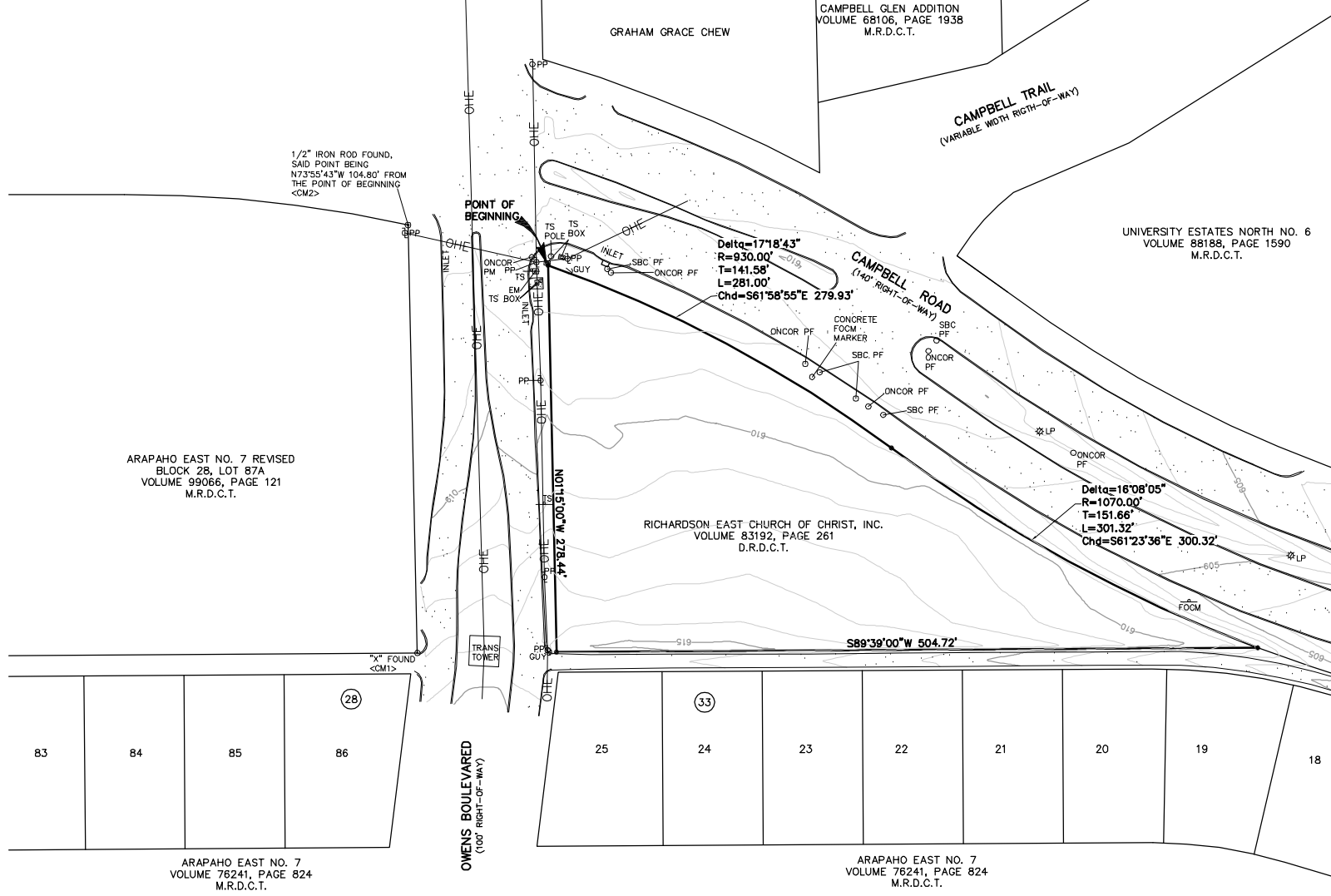
GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

LEGEND

- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- PP ⚡ POWER POLE
- GUY ← GUY WIRE ANCHOR
- TS → TRAFFIC SIGN
- FOCM — FIBER OPTIC CABLE MARKER
- EM [ ] ELECTRIC VAULT
- OHE- OVERHEAD ELECTRIC LINE
- LP \* LIGHT POLE
- PF PIN FLAG
- PM PAINT MARK
- ☒ CONCRETE

SPRINGTREE ADDITION  
VOLUME 77068, PAGE 2226  
M.R.D.C.T.



ARAPAHO EAST NO. 7 REVISED  
BLOCK 28, LOT 87A  
VOLUME 99066, PAGE 121  
M.R.D.C.T.

ARAPAHO EAST NO. 7  
VOLUME 76241, PAGE 824  
M.R.D.C.T.

ARAPAHO EAST NO. 7  
VOLUME 76241, PAGE 824  
M.R.D.C.T.

LEGAL DESCRIPTION:

BEING a tract of land located in the A. M. LEAKE SURVEY, ABSTRACT NO. 793, City of Richardson, Dallas County, Texas and being a part of a tract of land described in Deed to Richardson East Church of Christ, Inc., recorded in Volume 83192, Page 261, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of the Southwest right-of-way line of Campbell Road, a 140 foot right-of-way, with the East right-of-way line of Owens Boulevard, a 100 foot right-of-way, said point being at the Northwest corner of said Richardson East Church of Christ tract and at the beginning of a curve to the right having a central angle of 17 degrees 18 minutes 43 seconds, a radius of 930.00 feet and a chord bearing and distance of South 61 degrees 58 minutes 55 seconds East, 279.93 feet;

THENCE Southeastly, along said Southwest right-of-way line and along said curve to the right, an arc distance of 281.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the left having a central angle of 16 degrees 08 minutes 05 seconds, a radius of 1,070.00 feet and a chord bearing and distance of South 61 degrees 23 minutes 36 seconds East, 300.32 feet;

THENCE Southeastly, continuing along said Southwest right-of-way line and along said curve to the left, an arc distance of 301.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the North line of Arapaho East No. 7, an Addition to the City of Richardson, Dallas County, Texas according to the Plat thereof recorded in Volume 76241, Page 824, Map Records, Dallas County, Texas;

THENCE South 89 degrees 39 minutes 00 seconds West, leaving said Southwest right-of-way line and along said North line, a distance of 504.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the East right-of-way line of said Campbell Road at the Southwest corner of said Richardson East Church of Christ tract;

THENCE North 01 degrees 15 minutes 00 seconds West, leaving said North line and along said East right-of-way line, a distance of 278.44 feet to the POINT OF BEGINNING and containing 1.620 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE PLAT OF ARAPAHO EAST NO. 7, VOLUME 76241, PAGE 824, M.R.D.C.T. LINE FOR DIRECTIONAL CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF NORTH 01°15'00" WEST AND 308.07 FEET.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48113C0205 J, DATED AUGUST 23, 2001 FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE, AND ONLY REFLECTS THOSE EASEMENTS OF WHICH I HAVE BEEN ADVISED AND SHOWN HEREON. NO OTHER RESEARCH WAS PERFORMED BY SURVEYOR.
4. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR. UNAUTHORIZED REUSE IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.

**BOUNDARY VERIFICATION**  
**1.620 ACRES**

A. M. LEAKE SURVEY, ABSTRACT NO. 793  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

NO.	DATE	BY	REVISION

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
DH	SS		04/17/2008	1" =	08027	1 / 1

REVISED:

PLATE NO.:

DOWDEY, ANDERSON & ASSOCIATES, INC.