

1529 E. I-30, STE. 106
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6832 LAKEVIEW PARKWAY, in the city of ROWLETT, DALLAS COUNTY Texas.

SURVEY PLAT



STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the James Hobbs Survey, Abstract No. 571, in the City of Rowlett, Dallas County, Texas, being a tract of land conveyed to P & R Investments, a partnership composed of William W. Payne and Bobby R. Roam, as recorded in Volume 85068, Page 4806 of the Deed Records of Dallas County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch yellow-capped iron rod for corner on the southeasterly right-of-way line of Lakeview Parkway, being the northeast corner of a tract of land conveyed to Geary W. Anderson, as recorded in Volume 2001006, Page 6340 of the Deed Records of Dallas County, Texas, being the northwest corner of said P & R Investments tract;

THENCE North 57 degrees 54 minutes 31 seconds East, along said right-of-way, a distance of 122.37 feet to a set 1/2-inch yellow-capped iron rod for corner, being the beginning of a non-tangent curve to the left whose radius is 2162.01 feet;

THENCE continuing along said right-of-way, in a northeasterly direction along said curve, passing through a central angle of 001 degrees 28 minutes 21 seconds, an arc length of 55.56 feet, whose long chord bears North 70 degrees 31 minutes 31 seconds East, a distance of 55.56 feet to a set 1/2-inch yellow-capped iron rod for corner, being the west corner of the remainder of a tract of land conveyed to P & R Investments, as recorded in Volume 85068, Page 4806 of the Deed Records of Dallas County, Texas;

THENCE South 20 degrees 12 minutes 40 seconds East, leaving said right-of-way, a distance of 285.29 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the northwesterly line of Lake Vista Estates, an addition to the City of Rowlett according to the plat thereof, recorded in Volume 84210, Page 1417 of the Map Records of Dallas County, Texas;

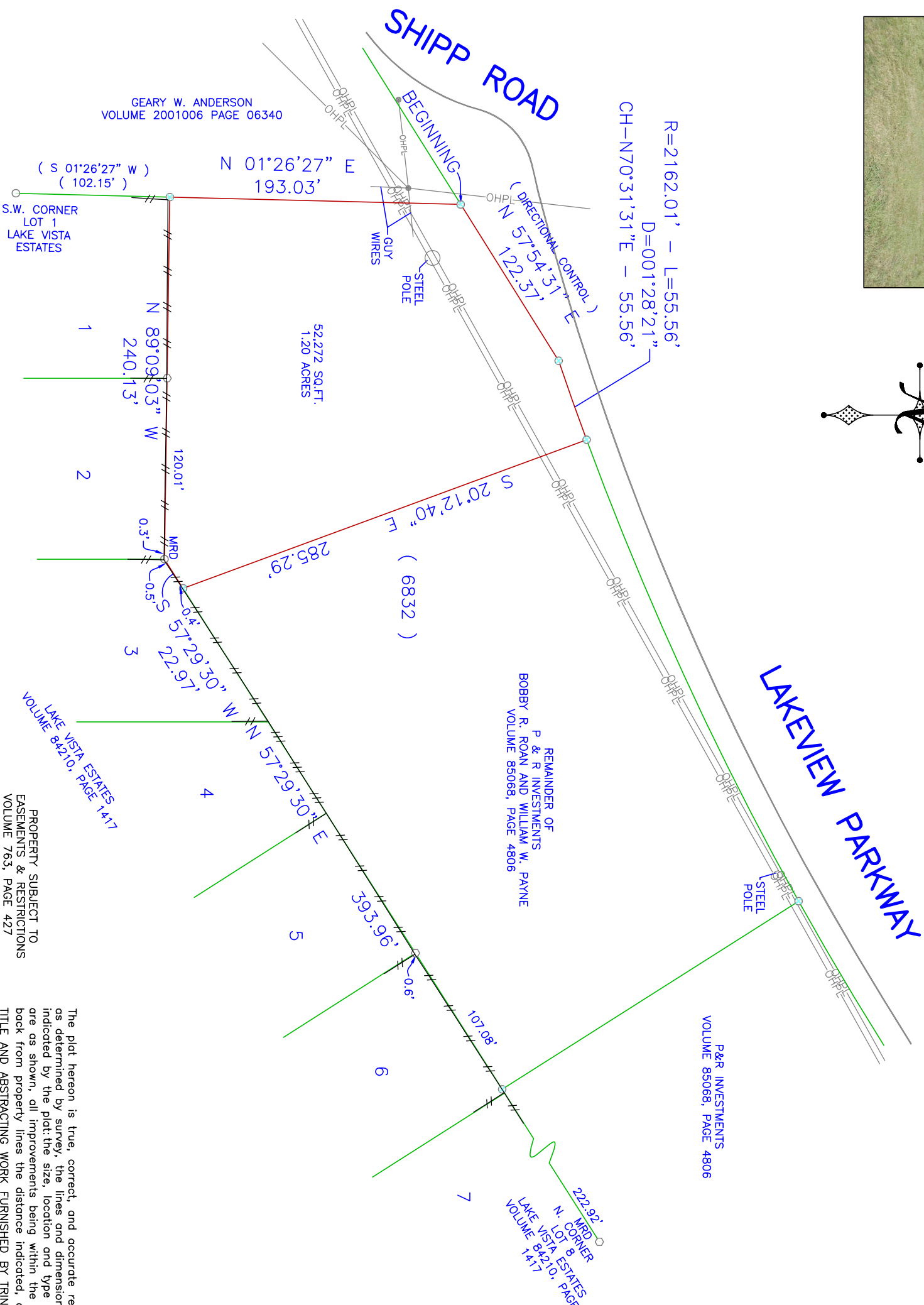
THENCE South 57 degrees 29 minutes 30 seconds West, along the northwesterly line of said addition, a distance of 22.97 feet to a found 1/2-inch iron rod for corner;

THENCE North 89 degrees 09 minutes 03 seconds West, continuing along northwesterly line of said addition, passing a found 3/8-inch iron rod for reference at a distance of 120.01 feet, and continuing a total distance of 240.13 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the east line of said Anderson tract;

THENCE North 01 degrees 26 minutes 27 seconds East, a distance of 193.03 feet to a PLACE OF BEGINNING and containing 52,272 square feet or 1.20 acres of land.

ACCEPTED BY: _____

TRINITY
Abstract &
Title Company



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOLUME 763, PAGE 427
VOLUME 553, PAGE 165
VOLUME 668, PAGE 113
VOLUME 1540, PAGE 533
VOLUME 1977, PAGE 297
VOLUME 1991, PAGE 186
VOLUME 871, PAGE 378
VOLUME 67126, PAGE 836
VOLUME 71148, PAGE 857

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 TRINITY ABSTRACT & TITLE THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 80'
Date: 10/11/2018
G. F. No.: 018-32999
Job no.: 102214
Drawn by: KW

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINK	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- RESERVE BOUNDARY
MWD - MONUMENTS OF RECORD DENSITY	○ 1/2" IRON ROD FOUND
○ 1/2" IRON ROD FOUND	○ 3/8" IRON ROD FOUND
○ 3/8" IRON ROD FOUND	○ FOUND 'X'
○ FOUND 'X'	○ PK. NAIL FOUND
○ PK. NAIL FOUND	○ CABLE
○ CABLE	○ CLEAN OUT
○ CLEAN OUT	○ FE - POOL EQUIP
○ GAS METER	○ FIRE HYDRANT
○ FIRE HYDRANT	○ TELEPHONE
○ LIGHT POLE	○ WATER METER
○ MANHOLE	○ WATER VALVE
(UNLESS OTHERWISE NOTED)	

