



PETER SCOT INVESTMENT FWY  
INT. NO. 20080021006

S 72°26'37" W 341.05'

3.58 ACRES

( 13333 )

473.43'

( DIRECTIONAL CONTROL )  
N 27°41'02" W

PEGGY'S FOLLY LP  
INT. NO. 202000141137

20' FIRELANE EASEMENT  
VOL. 71004, PG. 1734  
VOL. 71046, PG. 837

HEBRON PENTECOSTAL  
VOL. 89176 PG. 4897

470.75'

BEGINNING

83.54'  
SE CORNER  
OF SAND  
HEBRON  
TRACT

R=10,940.00' - L=333.53'  
D=001°44'48"  
CH-S12°53'53"E - 333.52'

STATE OF TEXAS  
INT. NO. 202100066314

N STEMMONS FWY



Know what's below.  
Call before you dig.

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. 13333 N STEMMONS FREEWAY, in the city of FARMERS BRANCH, Texas.

STATE OF TEXAS:

COUNTY OF DALLAS:

## BOUNDARY SURVEY



**RHODES**  
Surveying  
WWW.RHODESSURVEYING.COM

Being a tract of land situated in the City of Farmers Branch, Dallas County, Texas and being part of Block 1, Valley View Place Addition, First Installment, an addition to the City of Farmers Branch, according to the plat recorded in Volume 69214, Page 1991, Plat Records, Dallas County, Texas, and being all of the Revised Plat of part of Tract A, Block 1 of Valley View Place, First Installment as recorded in Volume 71004, Page 1734 of the Plat Records, Dallas County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch red-capped iron rod found for corner, and being the Northeast corner of a tract of land conveyed to DMP Hospitality LLC, as recorded in Instrument No. 20070161522, of the Official Public Records of Dallas County, and being the Northwest corner of a tract of land conveyed to State Of Texas, as recorded in Instrument No. 202100066314, of the Official Public Records of Dallas County, and being the South line of a tract conveyed to Hebron Pentecostal, as recorded in Volume 89176 Page 4897, of the Official Public Records of Dallas County, Texas, said point being in a curve to the right with a radius of 10,940.00 feet;

THENCE along said curve a chord bearing South 12 degrees 53 minutes 53 seconds East, a chord distance of 333.52 feet, a central angle of 01 degrees 44 minutes 48 seconds, and an arc length of 333.53 feet.;

THENCE South 72 degrees 26 minutes 37 seconds West, a distance of 341.05 feet to a 1/2 inch yellow-capped iron rod set for corner, at the Northwest corner of a tract of land conveyed to Peter Scot Investment Fwy, as recorded in Instrument No. 20080021006, of the Official Public Records of Dallas County, Texas;

THENCE North 27 degrees 41 minutes 02 seconds West, a distance of 473.43 feet to a 1/2 inch iron rod found for corner, being on the South line of a tract conveyed to Peggy's Folly LP, as recorded in Instrument No. 202000141137, of Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 56 minutes 10 seconds East, a distance of 470.75 feet to the PLACE OF BEGINNING and containing 3.58 acres of land.

ACCEPTED BY: \_\_\_\_\_



**FIDELITY**  
NATIONAL TITLE COMPANY

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052

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 FIDELITY NATIONAL TITLE

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

Scale: 1" = 80'

Date: 08/25/2021

G. F. No.: 9000342100494

Job no.: 109671

Drawn by: CF

SYMBOL	LEGEND
---	WOOD FENCE
---	CHAIN LINK
---	IRON FENCE
---	WIRE FENCE
---	MONUMENTS OF RECORD DIVERSITY
---	1/2" IRON ROD FOUND
---	1/2" YELLOW-CAPPED IRON ROD SET
---	1/2" RED-CAPPED IRON ROD FOUND
---	1/2" YELLOW-CAPPED IRON ROD FOUND
---	PK NAIL FOUND
---	CONCRETE
---	CLEAN OUT
---	GAS METER
---	FIRE HYDRANT
---	LIGHT POLE
---	MANHOLE
---	UNLESS OTHERWISE NOTED

