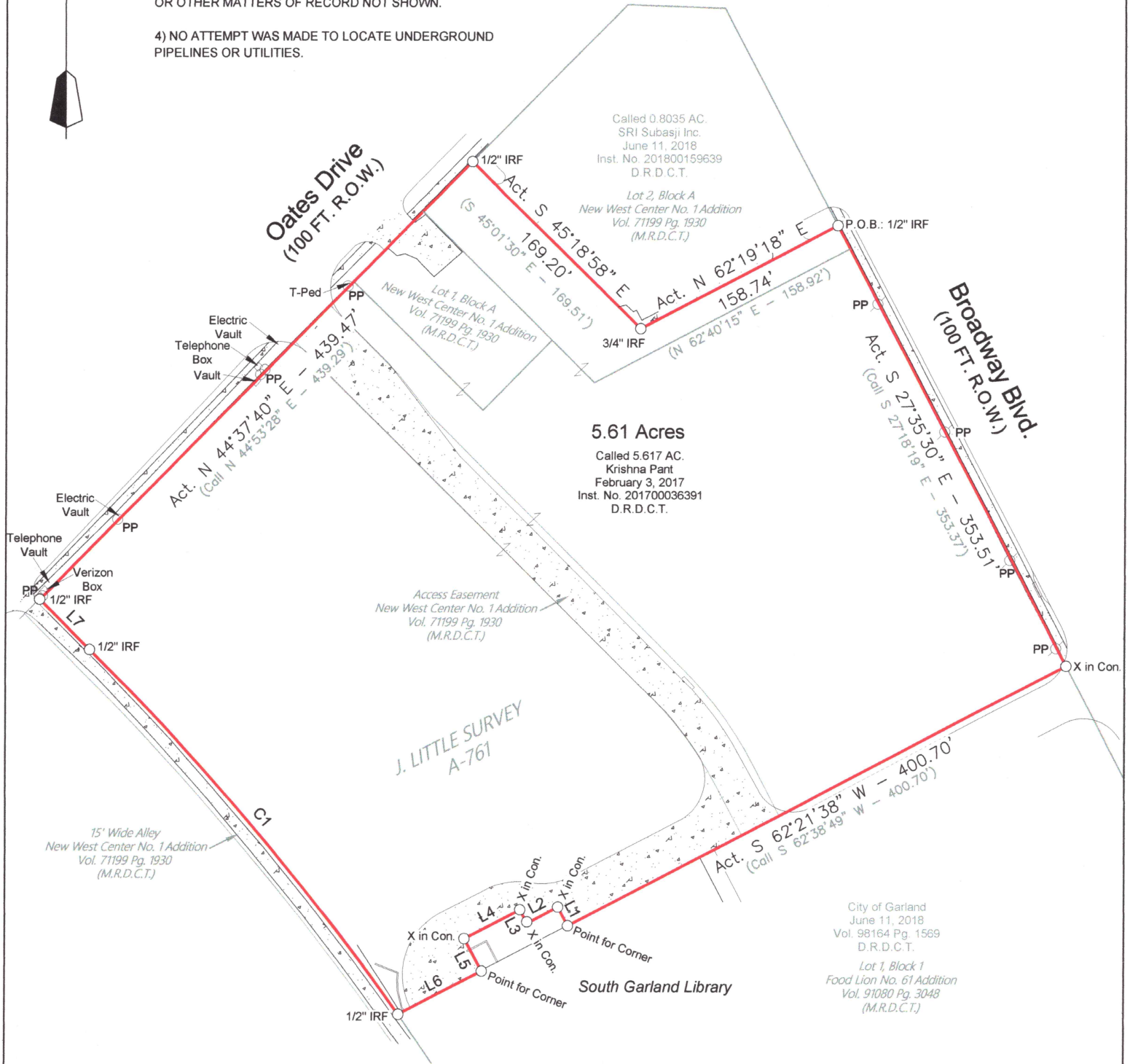




NOTES:

- 1) THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF GPS EQUIPMENT. (TX NORTH CENTRAL ZONE - NAD 83)
- 2) FIELD NOTES ACCOMPANY THIS SURVEY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- 4) NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

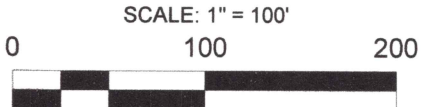


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	341.59'	2007.68'	9°44'54"	N 40°31'16" W	341.18'

LINE	BEARING	DISTANCE
L1	N 27°45'03" W	15.08'
L2	S 62°06'54" W	24.92'
L3	N 27°36'23" W	10.88'
L4	S 62°27'43" W	44.93'
L5	S 28°29'40" E	26.30'
L6	S 62°38'49" W	67.09'
L7	N 45°00'30" W	50.50'

SURVEYOR'S STATEMENT:
 I, Harrison Hrobar, do hereby state that this plat represents a survey made on the ground under my supervision during the month of January, 2019. GIVEN UNDER MY HAND & SEAL, this the 10th day of January, 2019.

H. Hrobar
 HARRISON HROBAR - R.P.L.S. No. 6584



REVISIONS		
Date	Description	Approved

5.614 AC.
J. Little Survey, A-761
Dallas County, Texas

Job. No. 19006	
Sheet 1 of 3	
Ref. POUDEL	
Drawn: T.B.W.	1/10/2019
Checked: H.S.H.	1/10/2019



Sheet 2 of 3

5.61 Acres

All that certain lot, tract, or parcel of land located in the J. Little Survey, Abstract No. 761 of Dallas County, Texas, being all of a called 5.614 acre tract as described in deed to Krishna Pant, dated February 3, 2017 and recorded in Instrument Number 201700036391 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of Lot 1 and part of Lot 2, Block A of New West Center No. 1, an addition to the City of Garland as shown on Plat recorded in Volume 7119, Page 1930, Map Records, Dallas County, Texas, and this 5.61 acre tract being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod Found for the Northeast corner of this tract, being the East corner of a called 0.8035 acre tract as described in deed to SRI Subasji Inc., dated June 11, 2018 and recorded in Instrument Number 201800159639, and being in the West line of Broadway Blvd. having a 100 foot width;

THENCE South 27°35'30" East a distance of 353.51 feet along the common line of this tract and said Broadway Blvd. to an "X" found in concrete for the East corner of this tract and being the North corner of a tract as described in deed to the City of Garland, dated June 11, 2018 and recorded in Volume 98164, Page 1569 (D.R.D.C.T.);

THENCE along the common line of this tract and said City of Garland tract the following courses and distances:

South 62°21'38" West a distance of 400.70 feet to a Point for Corner;

North 27°45'03" West a distance of 15.08 feet to an "X" found in concrete;

South 62°06'54" West a distance of 24.92 feet to an "X" found in concrete;

North 27°36'23" West a distance of 10.88 feet to an "X" found in concrete;

South 62°27'43" West a distance of 44.93 feet to an "X" found in concrete;

South 28°29'40" East a distance of 26.30 feet to a Point for Corner;

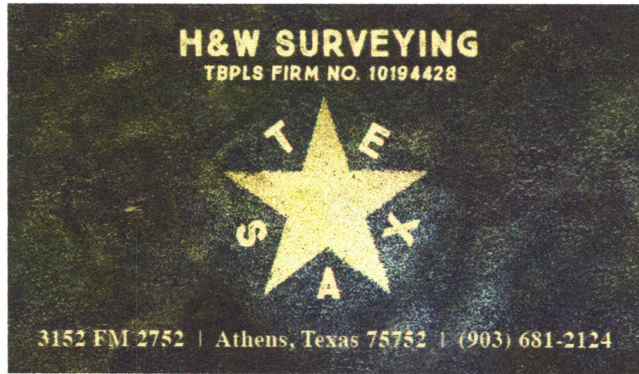
South 62°38'49" West a distance of 67.09 feet to a 1/2" Iron Rod found for the South corner of this tract, being the West corner of said City of Garland tract, being in the East line of a 15' wide alley, and being at the beginning of a curve to the left having a radius of 2007.68 feet and a delta angle of 9°44'54";

THENCE along the common line of said alley, this tract, and said curve to the left having a chord bearing of North 40°31'16" West, 341.18 feet and an arc length of 341.59 feet to a 1/2" Iron Rod Found in the common line of this tract and said alley;

THENCE North 45°00'30" West a distance of 50.50 feet along the common line of this tract and said alley to a 1/2" Iron Rod Found for the West corner of this tract and being in the South line of Oates Drive having a 100 foot width;

THENCE North 44°37'40" East a distance of 439.47 feet along the common line of this tract and said Oates Drive to a 1/2" Iron Rod Found for the Northwest corner of this tract and being the West corner of said called 0.8035 acre tract;

THENCE South 45°18'58" East a distance of 169.20 feet along the common line of this tract and said called 0.8035 acre tract to a 3/4" Iron Rod found for an Ell corner of this tract and being the South corner of said called 0.8035 acre tract;



Sheet 3 of 3

THENCE North 62°19'18" East a distance of 158.74 feet along the common line of this tract and said called 0.8035 acre tract to the POINT OF BEGINNING and containing 5.61 acres of land, more or less.

See Map No. 19006 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of GPS equipment. (TX North Central Zone - NAD 83). I, Harrison Hrobar, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of January, 2019.

A handwritten signature in blue ink, appearing to read "H. Hrobar", is written over a horizontal line.

Harrison Hrobar RPLS 6584

January 10, 2019

