

PROPERTY DESCRIPTION:

BEING LOTS 20, 21, 22, 23, 24, 25, AND A PORTION OF LOT 19, BLOCK J, IRWIN-KEASLER DEVELOPMENT - UNIT #1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 251, MAP RECORDS, DALLAS COUNTY, TEXAS (NOW IN THE CITY OF DUNCANVILLE), BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUBILEE UNITED METHODIST CHURCH, AS RECORDED IN INSTRUMENT NO. 201500327667, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY WEST CORNER OF SAID JUBILEE TRACT AND THE SOUTH CORNER OF LOT 26-A, BLOCK H, OF LOTS 26-A, 27-A, 28-A, AND 29-A, BLOCK J, A REPLAT OF PART OF LOTS 14, 15, 16, 17, 18, 19, 30, 31, AND ALL OF LOTS 26, 27, 28 AND 29 IN BLOCK J, IRWIN KEASLER DEVELOPMENT RED BIRD ADDITION, UNIT NO. 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93232, PAGE 3833, SAID MAP RECORDS, SAID IRON ROD BEING ON THE NORTHEAST LINE OF FRANK KEASLER BOULEVARD (80 FOOT RIGHT-OF-WAY);

THENCE NORTH 24° 11' 50" EAST, A DISTANCE OF 197.65 FEET ALONG THE COMMON LINE OF SAID JUBILEE TRACT AND SAID LOT 26-A TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF SAID LOT 26-A;

THENCE NORTH 44° 23' 53" WEST, A DISTANCE OF 47.24 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY WEST CORNER OF SAID JUBILEE TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF LOT 18, AFORESAID BLOCK J (19/251);

THENCE NORTH 45° 48' 37" EAST, A DISTANCE OF 174.05 FEET ALONG THE COMMON LINE OF SAID JUBILEE TRACT AND SAID LOT 18 TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 79° 17' 20" WEST - 1.56 FEET, SAID IRON ROD SET BEING THE NORTH CORNER OF SAID JUBILEE TRACT AND THE EAST CORNER OF SAID LOT 18, BEING ON THE SOUTHWEST LINE OF LODEMA LANE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 38° 17' 40" EAST, A DISTANCE OF 60.00 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 264.91 FEET;

THENCE ALONG SAID SOUTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 59.75 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44° 45' 21" EAST - 59.62 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 13' 00" EAST, A DISTANCE OF 267.44 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.36 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 72.26 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 26° 58' 25" EAST - 70.12 FEET TO A 1/2-INCH IRON ROD FOUND ON THE WEST LINE OF AFORESAID LODEMA LANE;

THENCE SOUTH 02° 43' 00" EAST, A DISTANCE OF 124.33 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF AFORESAID JUBILEE TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID WEST LINE AND THE NORTH LINE OF AFORESAID FRANK KEASLER BOULEVARD;

THENCE SOUTH 87° 17' 00" WEST, A DISTANCE OF 169.49 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 12° 25' 02" EAST - 0.42 OF ONE FOOT, SAID IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 408.96 FEET;

THENCE ALONG THE AFORESAID NORTHEAST LINE OF FRANK KEASLER BOULEVARD AND ALONG SAID CURVE AN ARC DISTANCE OF 267.43 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 73° 58' 59" WEST - 262.69 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 516.92 FEET;

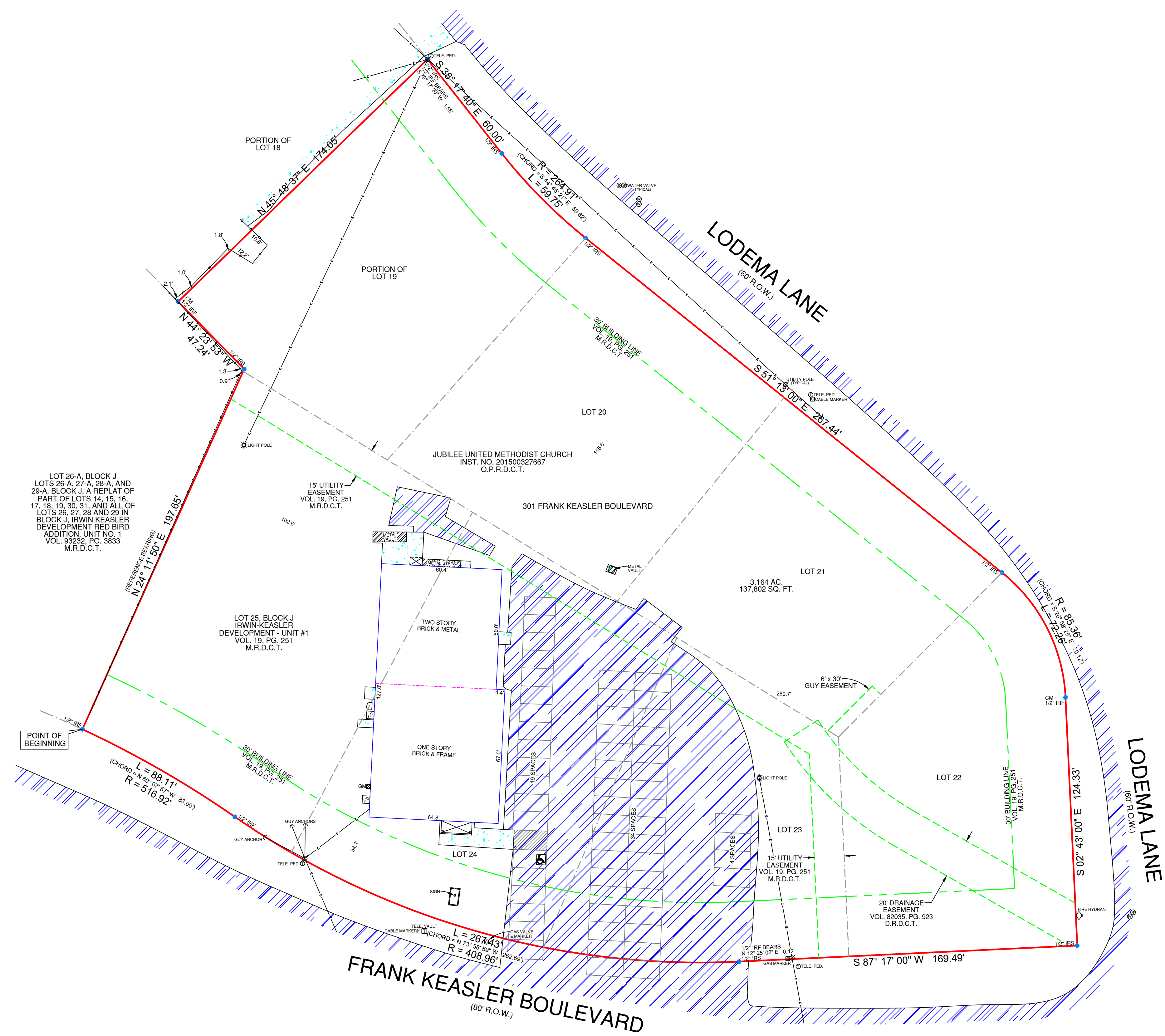
THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 88.11 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 60° 07' 57" WEST - 88.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 137,802 SQUARE FEET OR 3.164 ACRES OF LAND.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
 (16G) BLANKET EASEMENT, VOL. 3828, PG. 591, D.R.D.C.T.

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48113C000, DATED JULY 7, 2014.

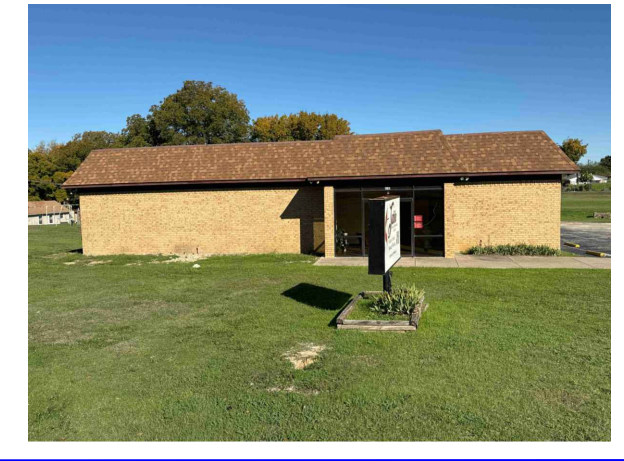
SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCUMBRANCES, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNING HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT AND DEED REFERENCED HEREON.

GENERAL NOTES:
 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANERING.
 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



301 FRANK KEASLER BOULEVARD
CITY OF DUNCANVILLE
DALLAS COUNTY, TEXAS

GF#: 2339531-MEDA	
BORROWER: MOSTAFA MUFTAH	
TITLE CO.: INDEPENDENCE TITLE	
PREMIER JOB #: 23-09303	
TECH: MSP	DATE: 11/29/23
FIELD: MJ	FIELD DATE: 11/22/23



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	PIPE RAIL FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM - CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST

Independence
 Title

Premier
 Surveying LLC

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 Fax: 855-892-0468
 Firm Registration No. 10146200

DAVID APPLE
 5932
 Registered Professional Land Surveyor