

SURVEY PLAT

ADAMS SUBDIVISION
VOLUME 13, PAGE 337
M.R.D.C.T.

LOT 1-B

LOT 1-A

7.5' EASEMENT
VOLUME 13, PAGE 337, M.R.D.C.T.

FLOOD NOTE
Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113CO485J, dated August 23, 2001. A portion of the subject property appears to be located in "Zone A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, No base flood elevations determined.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JAMES K. SLOAN SURVEY, ABSTRACT NO. 1310, DALLAS COUNTY, TEXAS, AND PART OF CITY OF DALLAS BLOCK 5845, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM MCGOWAN AND YOLANDA MCGOWAN, OF RECORD IN VOLUME 2001184, PAGE 1938, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF LEDBETTER DRIVE (100' R.O.W.) AT THE MOST EASTERN CORNER OF A TRACT OF LAND CONVEYED IN A DEED TO JOHNATHAN M. HILL, OF RECORD IN VOLUME 90058, PAGE 2710, DEED RECORDS OF SAID COUNTY, COMMON TO THE SOUTH CORNER OF SAID MCGOWAN TRACT;

THENCE, NORTH 29°41'37" WEST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID HILL TRACT, COMMON TO THE SOUTHWEST BOUNDARY LINE OF SAID MCGOWAN TRACT, A DISTANCE OF 247.36 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE MOST WESTERN CORNER OF SAID MCGOWAN TRACT;

THENCE, NORTH 80°34'58" EAST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID MCGOWAN TRACT, A DISTANCE OF 106.84 FEET TO 1/2 INCH IRON ROD SET FOR CORNER AT THE MOST WESTERN CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO F & S PROPERTIES, LLC, OF RECORD IN INSTRUMENT NO. 201500020990, DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 29°38'00" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID FENDER TRACT, A DISTANCE OF 209.80 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE MOST SOUTHERN CORNER THEREOF IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID LEDBETTER DRIVE;

THENCE, SOUTH 60°00'00" WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID LEDBETTER DRIVE, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22,885 SQUARE FEET OR 0.525 ACRES OF LAND.

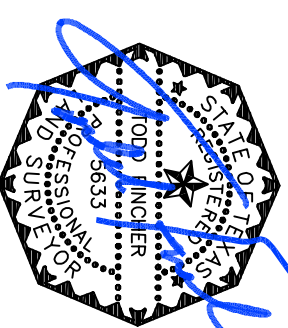
NOTES

1. Directional Control shown hereon is based on the deed recorded in Volume 2001184, Page 1938 of the Deed Records of Dallas County, Texas.
2. This survey was performed without the benefit of a current title commitment and might not portray exceptions that a current title commitment might reveal.

SURVEYORS CERTIFICATE

I hereby certify to Fernando Martinez, that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

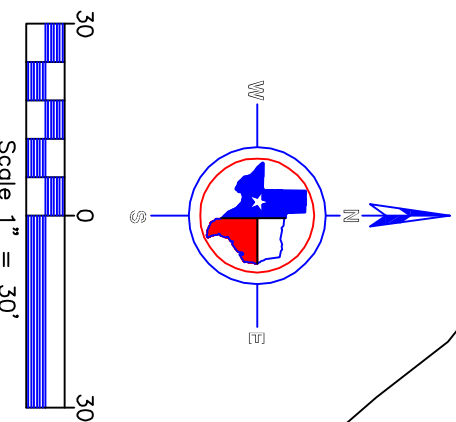
Todd Fincher, R.P.L.S.
Signed: February 2, 2018.



FOUNTAIN OF THE LIVING WORD
CHURCH OF DALLAS, INC
INSTRUMENT NO. 20070335645
D.R.D.C.T.

CITY BLOCK 5845

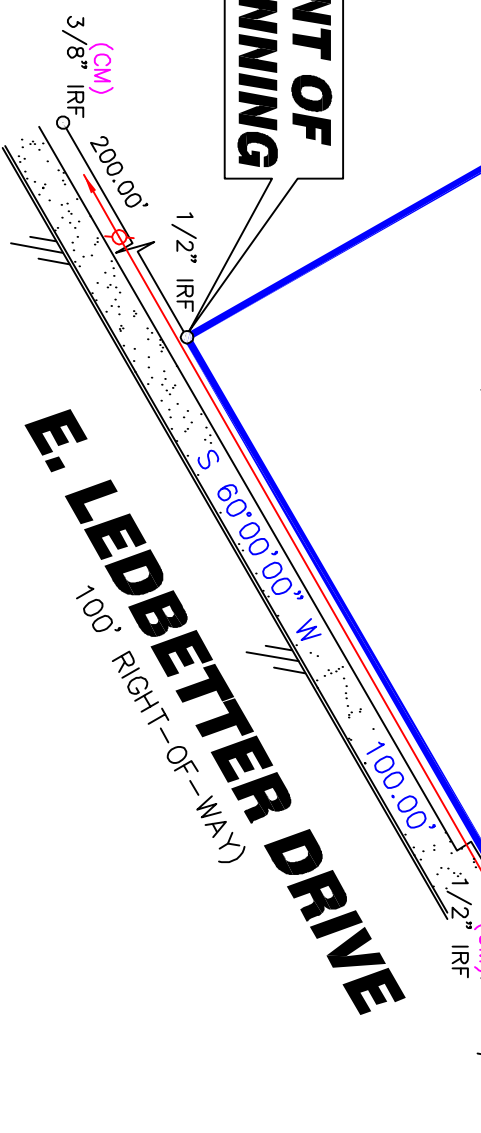
(REFERENCE BEARING)
N 29°41'37" W



JOHNATHAN M. HILL
VOLUME 90058, PAGE 2710
D.R.D.C.T.

(SURVEYED)
0.525 ACRES
22,885 S.F.

POINT OF BEGINNING



E. LEDBETTER DRIVE
100' RIGHT-OF-WAY

100.00'

(CM) = CONTROLLING MONUMENT
-O- = POWER POLE
IRF = IRON ROD FOUND
OHL = OVERHEAD UTILITY LINES

ASPHALT =

CONCRETE =

Todd Fincher, R.P.L.S.
Signed: February 2, 2018.

JOB NO. 1801-1110
FIELDED AC
DRAFTED AC
CHECKED T.F.

FINCHER LAND SURVEYING, PLLC

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