

[illegible]

- |      |  |     |                           |  |                                |
|------|--|-----|---------------------------|--|--------------------------------|
| CM   | CONTROLLING MONUMENT                   | PE  | POOL EQUIPMENT            |  | ASPHALT PAVING                 |
| 1/2" | 1/2" IRON ROD FOUND                    | C   | COLUMN                    |  | CHAIN LINK FENCE               |
| 1"   | 1" IRON PIPE FOUND                     | AC  | AIR CONDITIONER           |  | WOOD FENCE                     |
| F    | FENCE POST / SET                       | FH  | FIRE HYDRANT              |  | 0.5" WOOD TYPICAL BANDED FENCE |
| X    | "X" FENCE / SET                        |     |                           |  | BARE FENCE                     |
| 5/8" | 5/8" ROD FOUND                         |     |                           |  | PIPE FENCE                     |
| U    | UNDERGROUND ELECTRIC OVERHEAD ELECTRIC | OP  | OVERHEAD ELECTRIC SERVICE |  | COVERED PORCH, DECK OR CARPORT |
| P    | POWER POLE                             | OES | OVERHEAD ELECTRIC SERVICE |  | OVERHEAD POWER LINE            |
|      |  | OC  | OVERHEAD CABLE            |  |                                |
|      |  | OP  | OVERHEAD POWER LINE       |  |                                |
|      |  |     |                           |  | CONCRETE PAVING                |
|      |  |     |                           |  | DOUBLE SIDED WOOD FENCE        |
|      |  |     |                           |  | GRAVEL/ROCK ROAD OR DRIVE      |



Being a tract of land stated in the Joseph Graham Survey Abstract No. 506 and the D.F. Pearson Survey, Abstract No. 1130, Dallas County, Texas, some being all of Lot 261, a portion of the adjoining Southern tract and a portion of Lots 168 and 169, of BURBANK GARDENS, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 9, Map Records of Dallas County, Texas, and being those tracts of land conveyed to Carlos Ramirez, by deed recorded in Instrument Number 20070020496, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

THENCE South 04 degrees 03 minutes 35 seconds East, along the said West line of MacArthur Boulevard, a distance of 85.17 feet to a 1/2 inch Iron rod set stamped "CBG Surveying" for corner, said corner being the Northwest corner of the Jordan-Hight Family Cemetery, Inc., by deed recorded in Volume 43521, Page 36, Deed Records of Dallas County, Texas;

THENCE South 00 degrees 44 minutes 39 seconds East, along the West line of said Jordan-Hight Family Cemetery, Inc. trac, a distance of 19.64 feet to an "X" set for corner, said corner being the Northeast corner of Lot 170, of said Burbank Gardens;

THENCE North 00 degrees 44 minutes 00 seconds West, along the East line of said Ramirez tract (201800234363), a distance of 120.32 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Carlos Roberto Ramirez, by deed recorded in Instrument Number 2019003063621, Official Public Records of Dallas County, Texas, and lying on the South line of Lot 167, of said Burbank Gardens, from which a fence post found bears South 33 degrees 56 minutes 12 seconds East a distance of 1.50 feet for witness;

THENCE North 89 degrees 46 minutes 27 seconds East, along the said South line of Lot 167, a distance of 277.90 feet to the POINT OF BEGINNING and containing 27,429 square feet or 0.63 acres of land.

The undersigned Registered Professional Land Surveyor hereby certifies to Miguel Guevara that, (a) this plot of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 821 MacArthur Boulevard described in Instrument Number 20070020496, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable intrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown and are located within the boundaries of the Property; (f) the distance from the road to the Property lines, the distances indicated; (g) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or, in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development Federal Emergency Risk Map Community Panel No. 48113C0315L with a date of 03/24/2019) pursuant to the Flood Disaster Protection Act of 1973. (LOMR 20-062268P effective 06/21/2021 & LOMR 19-06-1737P effective 06/01/2020)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 9th day of January, 2024.

Registered Professional Land Surveyor

ACCEPTED BY: \_\_\_\_\_  
SIGNATURE DATE SIGNATURE DATE

TEXAS LAND TITLE SURVEY

JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506  
D.F. PEARSON SURVEY, ABSTRACT NO. 1130

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

821 MACARTHUR BOULEVARD

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	1/9/2024	2400161	N/A	CAJ