

VACANT LOT SURVEY

METES AND BOUNDS

BEING a 0.172 acre tract of land out of the John W. Kirk abstract survey, and being a portion of Lot 3, Block B, of Dallas Addition to Grand Prairie, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat as recorded under Volume 1, Page 140, Plat Records, Dallas County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (cm) for the northeast corner of the herein described tract, same being the northeast corner of said Lot 3 and the northwest corner of Lot 4 of said Dallas Addition to Grand Prairie, and being in the south right-of-way line of Austin Street (having a 40' right-of-way per Volume 1, Page 140);

THENCE departing the south right-of-way line of said Austin Street, South 00 degrees 29 minutes 15 seconds East (south), with the east line of said Lot 3 and the west line of said Lot 4, a distance of 149.70 feet (150.00') to a railroad spike found for the southeast corner of the herein described tract, same being in the east line of said Lot 3 and the west line of said Lot 4;

THENCE departing the east line of said Lot 3 and the west line of said Lot 4, South 89 degrees 40 minutes 40 seconds West (west), traversing through the interior of said Lot 3, a distance of 50.00 feet to a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set for the southwest corner of the herein described tract, the southeast corner of Lot 1R, Block B, of R.W. Bairds Addition, according to the plat as recorded under Volume 85050, Page 816, Plat Records, Dallas County, Texas, and being in the west line of said Lot 3 and the east line of Lot 2 of said Dallas Addition to Grand Prairie,

THENCE North 00 degrees 29 minutes 15 seconds West (north), with the east line of said Lot 1R and the west line of said Lot 3, a distance of 149.70 feet (150.00') to a 1/2 inch iron rod found for the northwest corner of the herein described tract and said Lot 3, same being the northeast corner of a 5' right-of-way dedication as shown on said R.W. Bairds addition, in the south right-of-way line of said Austin Street, from which a 1/2 inch iron rod found (cm) for the northwest corner of said R.W. Bairds Addition bears South 89 degrees 40 minutes 40 seconds West (basis of bearing) (west), a distance of 100.00 feet;

THENCE North 89 degrees 40 minutes 40 seconds East (east), with the south right-of-way line of said Austin Street and the north line of said Lot 3, a distance of 50.00 feet to the POINT OF BEGINNING and enclosing approximately 0.172 acre (7,485 square feet) of land, more or less.

LEGEND

NOTE:




1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES, NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.

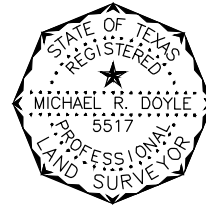
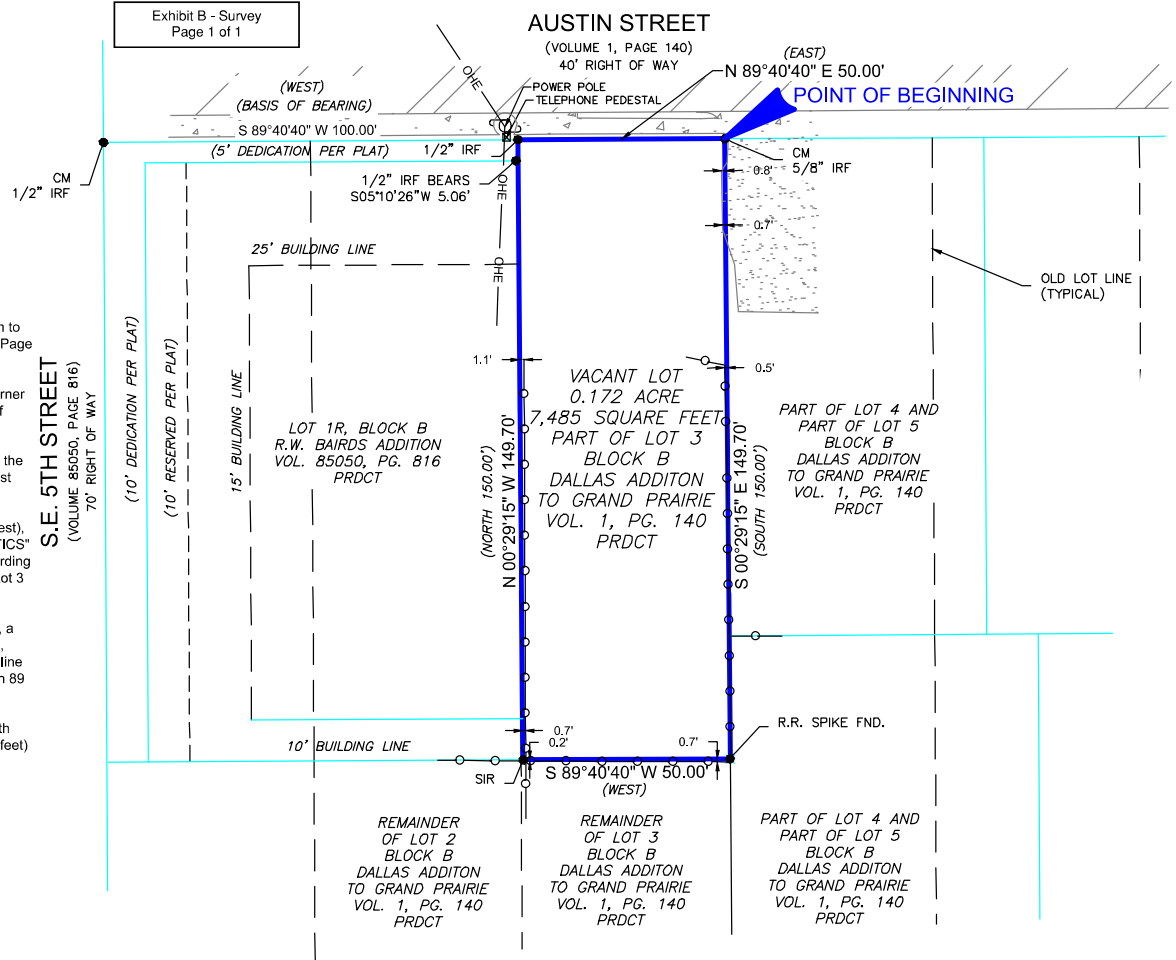
() = RECORD CALLS
CM = CONTROL MONUMENT
IRF = IRON ROD FOUND
SIR = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"

— = SUBJECT PROPERTY LINE
— = ADJOINING PROPERTY LINE

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS

 = CONCRETE PAVEMENT
 = GRAVEL/ROCK
 = ASPHALT

 = CHAIN LINK FENCE
 = OVER HEAD ELECTRIC LINE



I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, OCTOBER 22, 2024.

Michael R. Doyle
Registered Prof. Land Surveyor
Texas Registration No. 5517

LEGAL DESCRIPTION:

BEING A 0.172 ACRE TRACT OF LAND OUT OF THE JOHN W. KIRK ABSTRACT SURVEY, AND BEING A PORTION OF LOT 3, BLOCK B, OF DALLAS ADDITION TO GRAND PRAIRIE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED UNDER VOLUME 1, PAGE 140, PLAT RECORDS, DALLAS COUNTY, TEXAS.



TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
FIRM NO. 10194862

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CLIENT:

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