

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE NEWTON C. LAUGHLIN SURVEY ABSTRACT NO. 784, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE CALLED 100.358 ACRE TRACT TO DAVID MCFADDEN BY DEED RECORDED IN VOLUME 2003111, PAGE 15588, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER OF WESTMORELAND ROAD THAT IS THE NORTHEAST CORNER OF SAID MCFADDEN TRACT AND SAME BEING THE NORTHEAST CORNER OF SAID LAUGHLIN SURVEY AND THE SOUTHEAST CORNER OF THE ELIAS R. PARKS SURVEY ABSTRACT NO. 1131;

THENCE SOUTH (DEED-REFERENCE BEARING) ALONG THE CENTER OF WESTMORELAND ROAD AND THE EAST LINE OF SAID LAUGHLIN SURVEY A DISTANCE OF 198.49 FEET TO A POINT FOR CORNER

THENCE S 89°52'33" W, 220 FT. TO A 1/2" ROD SET FOR CORNER;
THENCE SOUTH, 174.24 FT. TO A 1/2" ROD SET FOR CORNER;
THENCE N 89°52'33" E, 42.11 FT. TO A 1/2" ROD SET FOR CORNER;
THENCE SOUTH, 208 FT. TO A 1/2" ROD SET FOR CORNER;
THENCE N 89°52'33" E, 177.89 FT. TO A POINT IN WESTMORELAND ROAD;

THENCE SOUTH (DEED-REFERENCE BEARING) ALONG THE CENTER OF WESTMORELAND ROAD AND THE EAST LINE OF SAID LAUGHLIN SURVEY A DISTANCE OF 1087.86 FEET TO THE SOUTHEAST CORNER OF THIS TRACT AND SAME BEING THE NORTHEAST CORNER OF WESTMORELAND ROAD ESTATES TO THE CITY OF OVILLA AS RECORDED IN VOLUME 71184, PAGE 1913, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF THIS TRACT AND THE NORTH LINE OF WESTMORELAND ROAD ESTATES A DISTANCE OF 2,807.75 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF WESTMORELAND ROAD ESTATES AND ALSO BEING IN THE EAST LINE OF WESTMORELAND ROAD ESTATES NO. 5 AS RECORDED IN VOLUME 81137, PAGE 1336, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH ALONG THE WEST LINE OF THIS TRACT AND PASSING A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF WESTMORELAND ROAD ESTATES NO. 5 AT 374.56 FEET AND CONTINUING A TOTAL DISTANCE OF 1,676.39 FEET TO A DEAD TREE FOR A CORNER FENCE POST IN THE NORTH LINE OF THE LAUGHLIN SURVEY AND THE NORTHWEST CORNER OF THIS TRACT AND ALSO BEING THE NORTHEAST CORNER OF A 7.5 ACRE TRACT CONVEYED TO CURTIS E. PITTARD BY DEED RECORDED IN VOLUME 79042, PAGE 2162, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 52 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF THE LAUGHLIN SURVEY AND PASSING A 1/2" IRON ROD FOUND AT 2,577.03 FEET AND CONTINUING A TOTAL DISTANCE OF 2,807.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 98.6286 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTE: I DID NOT SEARCH THE COUNTY RECORDS TO DETERMINE EASEMENTS OR RECORD TITLE. ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ABSTRACT CO. TO DETERMINE EASEMENTS AND STATE OF TITLE AND OWNERSHIP TO THIS PROPERTY. SURVEY BASED ON DAVID MCFADDEN TRACT RECORDED IN VOL. 2003111, P. 15588 D.R.D.C.T.

VOL. 95121
PG. 2220
D.R.D.C.T.

N 89°52'33" E 2607.75
REFERENCE BRG.

100.358 ACRES
D. MCFADDEN TRACT

SOUTH 1097.66
WESTMORELAND ROAD
P.O.B.
SOUTH 196.49

WESTMORELAND
ROAD EST. NO. 5
VOL. 81137
PG. 1336
M.R.D.C.T.

VOL. 2002249
PG. 12105
D.R.D.C.T.

VOL. 2003002
PG. 12580
D.R.D.C.T.

VOL. 2003002
PG. 12580
D.R.D.C.T.

VOL. 98087
PG. 1983
D.R.D.C.T.

VOL. 83160
PG. 409
D.R.D.C.T.

VOL. 86081
PG. 1674
D.R.D.C.T.

INST. NO.
20080228213
D.R.D.C.T.

S 89°52'33" W 2607.75

WESTMORELAND ROAD ESTATES
VOL. 71184, PG. 1913
M.R.D.C.T.

LEGEND	
CONCRETE	C.M. - CONTROL MONUMENT
COVERED	BL - BUILDING LINE
FENCING	U.E. - UTILITY EASEMENT
IRON ROD	IRF - IRON ROD FOUND
RIGHT OF WAY	IRS - IRON ROD SET
ASPHALT	R.O.W. - RIGHT OF WAY
AD PAD	AD PAD

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE BEING LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'
Date 05 / 11 / 14
JOB No. 1040-14

This survey was performed EXCLUSIVELY for and in connection with the transaction described by
DAVID MCFADDEN
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