

STADIA  
LAND SURVEYING INC.

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03 / 10 / 2021

PROPERTY ADDRESS / 2100 S WESTMORELAND ROAD  
GLENN HEIGHTS, TEXAS

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE NEWTON C. LAUGHLIN SURVEY, ABSTRACT NO. 764, DALLAS COUNTY TEXAS, AND BEING OUT OF THE CALLED 100.358 ACRE TRACT TO DAVID MCFADDEN BY DEED RECORDED IN VOLUME 2003111, PAGE 15568, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER IN THE CENTER OF WESTMORELAND ROAD THAT IS THE NORTHEAST CORNER OF SAID MCFADDEN TRACT AND THE 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 60.0 FEET TO THE POINT OF BEGINNING;

THENCE S 89°52'33" W, PARALLEL WITH THE NORTH LINE OF SAID MCFADDEN TRACT 183.35 FT. TO A 1/2" ROD SET FOR CORNER;

THENCE S 07°26'29" W, 189.28 FT. TO A 1/2" ROD SET FOR CORNER AT A WOOD FENCE POST;

THENCE WITH A WIRE FENCE THE FOLLOWING COURSE AND DISTANCE;

THENCE S 55°38'28" W, 62.58 FT. TO A 1/2" ROD SET FOR CORNER AT A WOOD FENCE POST;

THENCE S 02°54'29" W, 143.73 FT. TO A 1/2" ROD SET FOR CORNER AT A WOOD FENCE POST;

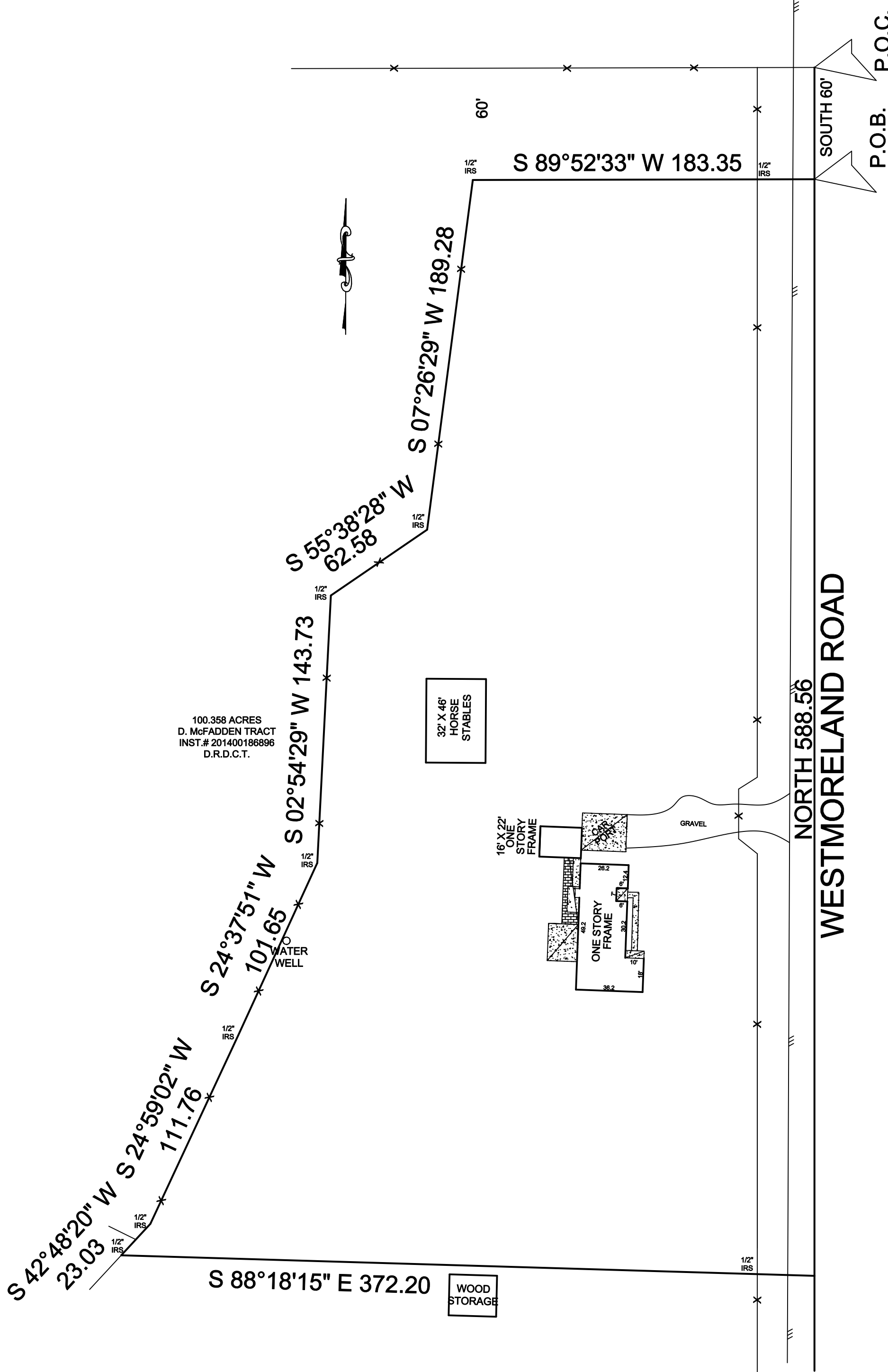
THENCE S 24°37'51" W, 101.65 FT. TO A 1/2" ROD SET FOR CORNER AT A WOOD FENCE POST;

THENCE S 24°59'02" W, 111.76 FT. TO A 1/2" ROD SET FOR CORNER AT A WOOD FENCE POST;

THENCE S 42°48'20" W, 23.03 FT. TO A 1/2" ROD SET FOR CORNER;

THENCE S 88°18'15" E, 372.20 FT. TO A POINT IN THE CENTERLINE OF WESTMORELAND ROAD AND BEING THE EAST LINE OF SAID MCFADDEN TRACT;

THENCE NORTH WITH THE CENTERLINE OF SAID WESTMORELAND ROAD END THE EAST LINE OF SAID MCFADDEN TRACT 588.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.474 ACRES OF LAND MORE OR LESS.



LEGEND		
CONCRETE	FENCING	C.M. - CONTROL MONUMENT
COVERED	AC PAD	B.L. - BUILDING LINE
BRICK	WOOD DECK	U.E. - UTILITY EASEMENT
		IRF - IRON ROD FOUND
		IRS - IRON ROD SET
		R.O.W. - RIGHT OF WAY
		STONE

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. 15568 D.R.D.C.T.

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 SIZE, 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 03 / 10 / 2021

JOB No: 5109 - 19(2)

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

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