



NOTES:
GENERAL NOTES REGARDING SCHEDULE B OF TITLE COMMITMENT
NUMBER 1776962-02TS, Alliant National Title Insurance Company,
Inc.;

-Unable to determine exact location of easement listed on item
10.f because the described location is too vague and does not
specify what tract the easement is intended for.

10. f. Volume 70248, Page 800, Real Property Records, Dallas
County, Texas.

Surveyor's Notes:
1. C.M. ~ Denotes Controlling Monuments.
2. I have examined the Flood Insurance Rate Map for the City of
Grand Prairie, Dallas County, Texas, Community Panel No.
48130455, Suffix L, Map Effective Date: 7-7-14, Zone "X",
and it appears that no part of the subject property lies in any
special flood hazard area.
3. The basis of Bearing for this survey is the Texas State
Plane Coordinate System, NAD83, Texas North Central Zone,
4202, based upon GPS measurements, according to the Leica
GPS Reference Network.
Distances shown are surface.
4. The subject property is subject to building setbacks lines per
current City zoning ordinance at time of construction.
5. The items shown and/or referenced in notes herein are
based on Title Commitment No. 1776962-02TS, provided by
Alliant National Title Insurance Company, Inc. The Surveyor has
not abstracted the record title and/or easements of the
subject property. The Surveyor prepared this survey based on
the title commitment provided and assumes no liability for any
easements, right-of-way dedications or other title matters
affecting the subject property not shown in title commitment.

LEGAL DESCRIPTION:
Being a 7.7273 acre tract of land situated in the J.M. Graves Survey,
Abstract No. 512, City of Grand Prairie, Dallas County, Texas, and being
the same tract of land described in deed to Poco Automotive Group, L.P.,
a Texas limited partnership recorded in Volume 2005076, Page 4706, of
the Deed Records of Dallas County, Texas, said point also being in the east line of
being more particularly described as follows;

BEGINNING at a found 1/2 inch iron rod at the northwest corner of said
7.7273 acre tract and the southwest corner of Lot 1, Block D, Vista
Grande Estates First Installment, on addition to the City of Grand Prairie,
according to the plat thereof recorded in Volume 69218, Page 1509, Plat
Records of Dallas County, Texas, said point also being in the east line of
S. Belpline Road ~ F.M. 1382 (formerly Mason Hayes Road ~ 120 foot
wide right-of-way);

THENCE N. 89°07'34" E., with the north line of said 7.7273 acre tract and the
south line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, said Block D
of Vista Grande Estates First Installment, a distance of 688.09 feet to a 3
inch metal chain link fence post for the northeast corner of said 7.7273
acre tract, the southeast corner of said Lot 11, and in the west line of
Lot 13, Block D, Vista Grande Estates Second Installment, on addition to
the City of Grand Prairie, according to the plat thereof recorded in Volume
71055, Page 2683, Plat Records of Dallas County, Texas, from which a
1/2 inch iron rod found bears S. 80°12'11"E, 1.59 feet from said fence
post and also from which a second 1/2 inch iron rod found bears
S. 24°32'25"E, 0.68 feet from said fence post;

THENCE S. 00°48'05" E, with the east line of said 7.7273 acre tract and
the west line of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and
24, of said Block D Vista Grande Estates Second Installment, a distance of
767.30 feet, to a 10 inch wood fence post found for the southwest corner
of said 7.7273 acre tract and the southwest corner of said Lot 24, Block
D, said point also being in the north line of E. Warrior Trail (formerly
Abinville Road ~ an 80 foot wide right-of-way), from which a 1/2 inch
iron rod found bears N. 43°16'57"W., 0.99 feet from said 10" wood fence
post;

THENCE with the southwesterly line of said 7.7273 acre tract and the
northeasterly line of said S. Belpline Road the following calls:
N. 71°35'15" W., a distance of 84.24 feet to a 1/2 inch iron rod found
for angle point;
N. 50°54'36" W., a distance of 337.88 feet to a 3/8 inch iron rod found
for the beginning of a curve to the right, from which a 1/2 inch iron rod
found bears N. 10°35'53"W., 2.64 feet;

THENCE in a Northwesterly direction with said northeast line of S. Belpline
and said curve to the right having a radius of 1085.92 feet, for an arc
length of 628.89, feet and having a chord that bears N. 34°02'00" W.
620.14 feet to the POINT OF BEGINNING and CONTAINING 336,602 square
feet or 7.7273 acres of land, more or less.

I, M. L. Mitchell, a Registered Professional Land
Surveyor, hereby certify, that the foregoing Plat was
compiled from an accurate survey made on the
ground under my personal supervision, and that this
survey conforms to a Category 1A, Condition II, Land
Title Survey as defined by the Texas Professional
Surveyors Association, Manual of Practices.

M.L. Mitchell
M. L. Mitchell
Registered Professional Land Surveyor
Registration No. 2617



LAND TITLE SURVEY			
BEING 7.7273 ACRES			
OF THE J.M. GRAVES SURVEY ABST 512			
City of Grand Prairie, Dallas County, Tx.			
KEETON SURVEYING COMPANY			
R.S. KEETON M.S. KEETON			
REGISTERED PROFESSIONAL LAND SURVEYORS			
2037 DAKNOTH STREET GRAND PRAIRIE, TEXAS			
PHONE: (972) 641-0843 FAX: (972) 641-0164			
E-MAIL: ke4019@keetonland.com			
DATE: 12/28/2017	SCALE: 1"=40'	FILE: 1202 S BELLINE.dwg	
5/1-2017-PROJECTS/J.M. GRAVES ABST 512			