



Being a tract of land situated in the W. H. Beeman Survey, Abstract Number 126, in the City of Grand Prairie, Dallas County, Texas, and being that tract of land conveyed to Donald D. Sherman by Warranty Deed as recorded in Volume 2004183, Page 9425 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east right of way line of Matthew Road (a 40' width right of way), said point being at the northwest corner of said Sherman tract and the southwest corner of a tract of land conveyed to Fred J. Conover and wife Nancy C. Conover by deed as recorded in Volume 268, Page 1675 of the Deed Records of Dallas County, Texas;

THENCE N90°00'00" E a distance of 423.50' along the common line between said Conover tract and said Sherman tract to a 1/2" iron rod set with cap stamped "Sur-Tex 2466", said point being at the northeast corner of said Sherman tract and the northwest corner of a tract of land conveyed to Fred J. Conover and Nancy Conover by deed as recorded in Volume 69126, Page 543 of the Deed Records of Dallas County, Texas;

THENCE S00°14'00"W a distance of 217.98' along the common line between second said Conover tract and said Sherman tract to an established point at the southeast corner of said Sherman tract and the southwest corner of second said Conover tract, from which a 1/2" iron rod found bears N02°01'21"E a distance of 0.13', said point being in the north line of a tract of land conveyed to Donald Dean Sherman and wife Annie Maxine Sherman by Warranty Deed as recorded in Volume 67166, Page 0838 of the Deed Records of Dallas County, Texas;

THENCE N89°45'38" W a distance of 389.97' along the common line between first said Sherman tract and second said Sherman tract to a 1/2" iron rod found for corner at the southwest corner of first said Sherman tract and the northwest corner of second said Sherman tract, said point being in the east right of way line of said Matthew Road;

THENCE N13°22'16"W a distance of 132.76' along the east line of said Matthew Road and the west line of first said Sherman tract to a 1/2" iron rod found;

THENCE N01°16'38"W a distance of 87.21' along the east line of said Matthew Road and the west line of first said Sherman tract to the POINT OF BEGINNING and containing 89,530 square feet or 2.055 acres of land.

LAND TITLE SURVEY
TBPLS Act and Rules

Certification:

The undersigned does hereby certify to Donald Sherman that this survey plat represents a survey made on the ground under my supervision. The boundaries are located according to the recorded references shown. It meets the requirements of the Texas Board of Professional Land Surveying Act (effective 6-1-03) and Rules (effective 8-28-13).






Registration No. F-9703
204 West Nash Street
Grapevine, Texas 76051
Office (682) 223-1517
Fax (682) 223-1519



Charles G. Starnes
Charles G. Starnes
Registered Professional Land Surveyor
No. 2466
2-18-14

LEGEND

- | | | | |
|---|-------------------|---|--------------------------|
| AC <input checked="" type="checkbox"/> | Air Conditioner | V <input type="checkbox"/> | Irrigation Control Valve |
| U <input type="checkbox"/> | Utility Pole | C <input type="checkbox"/> | Cable Riser |
| EM <input checked="" type="checkbox"/> | Electric Meter |  | Covered Area |
| WM <input checked="" type="checkbox"/> | Water Meter |  | Concrete |
| M <input type="checkbox"/> | Gas Line Marker | <u>O.H.E.</u> | Overhead Electric |
| G <input type="checkbox"/> | Guy Wire | | |
| SD <input type="checkbox"/> | Storm Drain Inlet | | |
|  | Metal Fence | | |

Flood Zone Designation

The property represented by this survey, located by scaling on the Flood Insurance Rate Map number 48113C0445J revised 8-23-2001 appears to be designated as Zone X being an area determined to be outside the 0.2% annual chance floodplain.

Property Address
4237 Matthew Road
Grand Prairie, Texas
Property Owner
Donald Sherman

Client
Donald Sherman

| | | | |
|---------|---------|--------|----------|
| JOB NO. | 14101 | TECH: | JM |
| DATE: | 2/18/14 | FIELD: | JM |
| FIELD: | 2/4/14 | SCALE: | 1" = 50' |

$$\frac{1}{8} = 6.25\%$$