

**SURVEY PLAT**

**PROPERTY DESCRIPTION:**

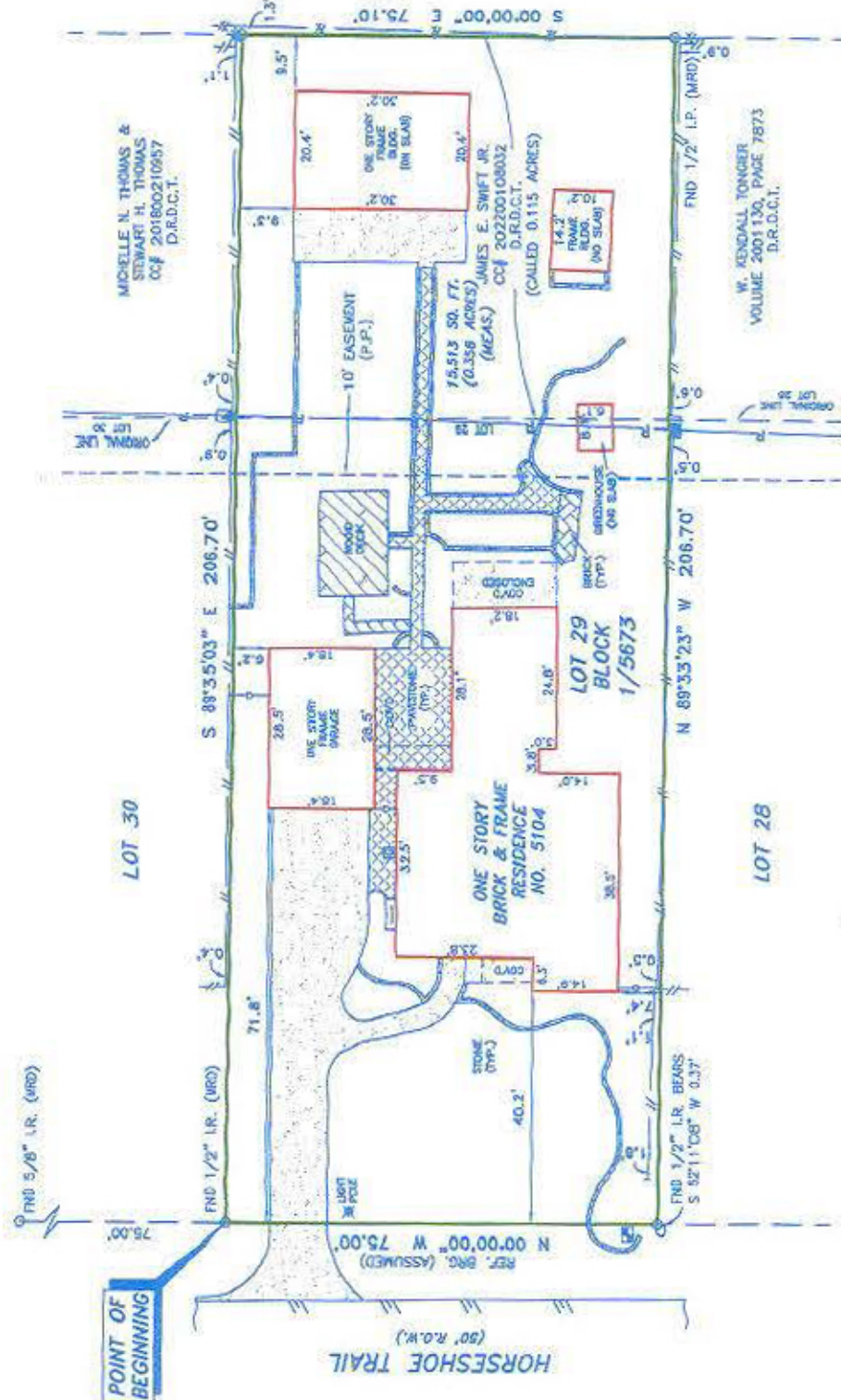
BEING LOT 29, IN BLOCK 1, OF COLONY RIDGE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 115, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 0.115 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES E. SWIFT, JR., OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202200108032, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF HORSESHOE TRAIL (66' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID LOT 29, SAME BEING THE SOUTHWEST CORNER OF LOT 30 OF SAID ADDITION, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE NORTHWEST CORNER OF SAID LOT 30 BEARS NORTH 00°00'00" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°35'03" EAST ALONG THE COMMON LINE OF SAID LOT 29 AND LOT 30, A DISTANCE OF 206.70 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.115 ACRE TRACT;

THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID 0.115 ACRE TRACT, A DISTANCE OF 75.10 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO W. KENDALL TONGER, OF RECORD IN VOLUME 2001130, PAGE 7873, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89°33'23" WEST ALONG THE COMMON LINE OF SAID 0.115 ACRE TRACT AND SAID TONGER TRACT A DISTANCE OF 206.70 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 29, SAME BEING THE NORTHEAST CORNER OF LOT 28 OF SAID ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF SAID HORSESHOE TRAIL, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 52°11'08" WEST, A DISTANCE OF 0.37 FEET;

THENCE NORTH 00°00'00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HORSESHOE TRAIL, A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.513 SQUARE FEET OR 0.356 ACRES OF LAND.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

CERTIFIED TO: REPUBLIC TITLE AND THE ESTATE OF GLADYS M. SWIFT  
 FIND=FOUND LR=IRON ROD LP=IRON PIPE ESMT=EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY

SYMBOL	LEGEND
---	WOOD FENCE
---	CHAIN LINK FENCE
---	WIRE FENCE
---	ENCLOSURE WITH FENCE
---	POWER POLE
---	WATER METER
---	OVERHEAD SERVICE LINE
---	TRUSS ROOF AND FIN
---	ASB METAL
---	ASBESTOS
---	CONCRETE



Jason L. Morgan  
 TXRPL3 5987

**Global Land Surveying, Inc.**  
 SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002



ADDRESS: 5104 HORSESHOE TRAIL

**NOTES:**

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, ROWS, DIMENSIONS, ETC. ARE PER PLAN REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
- 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS, BUILDING LINES AND EASEMENTS DESCRIBED IN RESTRICTIVE COVENANTS RECORDED IN VOLUME 6, PAGE 115, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**FLOOD STATEMENT:**

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 450171 DATED 5/22/2001, OF THE NATIONAL FLOOD INSURANCE DATA MAPS FOR DALLAS COUNTY, TEXAS, A SPECIAL FLOOD HAZARD AREA IS SHOWN WITHIN FLOOD ZONE X-1. THIS FLOOD HAZARD AREA IS LOCATED WITHIN THE AREA OF THIS SURVEY.



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