

SURVEY PLAT

This is to certify that I have, this date, made a careful survey on the ground of property being located at 3116 Spur Trail in the City of Farmers Branch, Texas, being known as Lot 31 of Branch, Texas, being a tract of land situated in the H.C. Marsh Survey, Abstract No. 915, Dallas County, Texas, being know as Lot 31 of Branch, Texas, being a tract of land conveyed to Randy K. Knowles, by deed recorded in Volume 88-72, Page 3403, Deed Records Dallas County, Texas, and being more particularly described as follows:

Section 31, Township 33N., Range 15E., Northmost corner of said Randy Knowles tract, same being the

BEGINNING at a point in the South line of Spur Trail, (a 60' R.O.W.), said point being the Northwest corner of said Knowles tract, same being by deed recorded in Volume 88125, Page 3403, Deed Records Dallas County, Texas, and being more particularly described as follows, Northeast corner of a tract of land conveyed to Troy and Fannie Fields, by deed recorded in Volume 72590, Page 1843, Deed Records Dallas County, Texas, said point of beginning being East, a distance of 184 feet from a $\frac{1}{2}$ from rod found at the intersection of the said South line of Spur Trail, with the East line of Webb's Channel Road, (a 100' R.O.W.), a $\frac{1}{2}$ from rod found for corner".

County, Texas, said point of beginning being East, a distance of 184 feet 11 in a $\frac{1}{4}$ in 100 found at the intersection of the said Section and 47th Street, a distance of 100' B. O. W., a $\frac{1}{2}$ " iron rod found for corner, Trail with the East line of Webb's Chapel Road. (a 100' B. O. W.), a $\frac{1}{2}$ " iron rod found for corner.

THENCE: East, with the said South line of Spur Trail, a distance of 200.00 feet to the Northwest corner of a tract of land conveyed to Kevin and

June Kirksey, by deed recorded in Instrument No. 20060019070, Official Property Records Dallas County, Texas, a 1/2" iron rod found for corner,

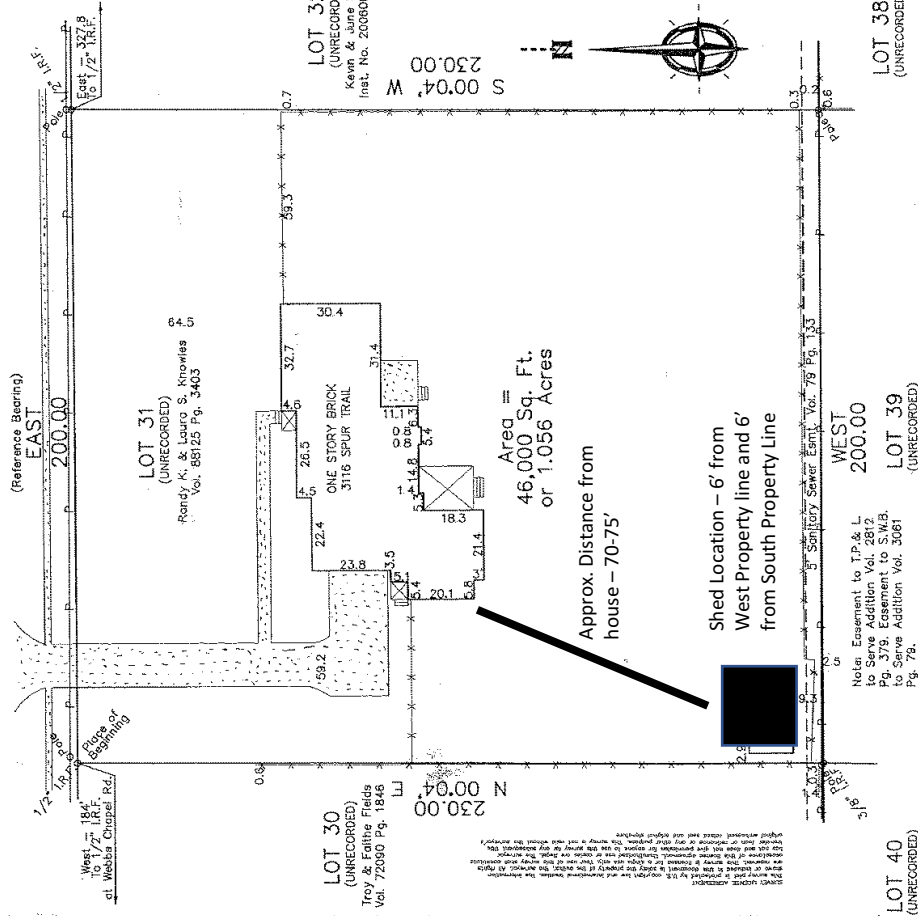
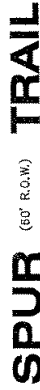
THENCE: South 00 deg. 04 min. West, with the West line of said Kirksey tract, a distance of 230.00 feet, a point for corner;

THENCE: West, with the North line of a tract of land conveyed to Charles Polkneroy, by deed recorded in Volume 55113, Page 1930, 1931, Records Dallas County, Texas, a distance of 200.00 feet a 3/8" iron rod found for corner;

THENCE: North 00 deg. 04 min. East, with the East line of said Fields tract, a distance of 230.00 feet to the PLACE OF BEGINNING and

CONTAINING 46,000 square feet or 1.056 acres of land.

Property not situated in a 100 year flood plain area
per FIRMs Community Panel No. 48113C0190 J,
(Zone X). Effective Date: August 23, 2001



LOT 40
(UNRECORDED)

LOT 39
(UNRECORDED)
Pg. 379. Easement to S.W.B.
to Serve Addition Vol. 3061
Pg. 79.

LUI 20
(UNRECORDED)

This survey was performed in connection with the transaction described in CF No. 09RI7495 #SH1

Reunion

[illegible]

Scale: 1" = 30'
Date: 5/22/09
Job: 09-390
Drawn by: ROD



SURVEYING ASSOCIATES
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