

DESCRIPTION

BEING a 0.1579 acre tract of land being known as a portion of the right-of-way of Farmers Branch Coppell Road (a 60-foot wide right-of-way per Volume 45, Page 65, Map Records, Dallas County, Texas (M.R.D.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of Lot 17, NORTH LAKE ESTATES, recorded in Volume 45, Page 65, M.R.D.C.T.; said point also being located at the intersection of the east right-of-way line of Howell Drive (a 50-foot wide right-of-way per Volume 45, Page 65, M.R.D.C.T.) with the north right-of-way line of said Farmers Branch Coppell Road;

THENCE North 89 degrees 30 minutes 23 seconds East, along the south line of Lots 17 and 18 of said NORTH LAKE ESTATES and said north right-of-way line, a distance of 182.50 feet to a point for the southeast corner of said Lot 18;

THENCE South 00 degrees 29 minutes 37 seconds East; crossing said right-of-way, a distance of 60.00 feet to a set iron rod on the south right-of-way line of said Farmers Branch Coppell Road;

THENCE South 89 degrees 30 minutes 23 seconds West, along the south line of said abandoned right-of-way, a distance of 91.22 feet to a set iron rod on the north right-of-way line of Southwestern Boulevard (a 90-foot wide right-of-way per Vol. 93226, Pg. 2864, M.R.D.C.T.);

THENCE North 72 degrees 35 minutes 13 seconds West, continuing along said north right-of-way line and the south line of said abandoned right-of-way, a distance of 58.87 feet to a set iron rod for the beginning of a curve to the left having a radius of 865.00 feet and a chord bearing North 73 degrees 48 minutes 47 seconds West, 37.02 feet;

THENCE Northwesterly, along said curve to the left, said north right-of-way line and the south line of said abandoned right-of-way, through a central angle of 02 degrees 27 minutes 07 seconds, an arc distance of 37.02 feet to a set iron rod located at the intersection of said north right-of-way line with the extension of the aforementioned east right-of-way line of Howell Drive;

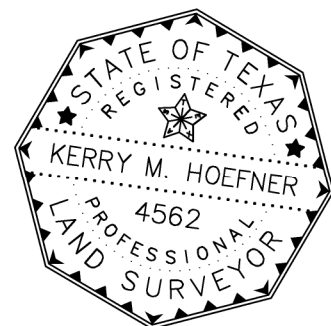
THENCE North 00 degrees 08 minutes 46 seconds West, along said east right-of-way line and the west line of the aforementioned Lot 17, a distance of 31.28 feet to the POINT OF BEGINNING and containing 0.2208 acres (9,617 square feet) of land.

SURVEYOR'S STATEMENT

The easement shown hereon is a true representation of the property as determined by an actual survey made on the ground by me or under my personal supervision. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1992 and as revised by said Board.

**PRELIMINARY — THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.**

KERRY M. HOEFNER — Registered Professional Land Surveyor 4562



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TBPLS FIRM NO. 000356-00

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SHEET 1 OF 2
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