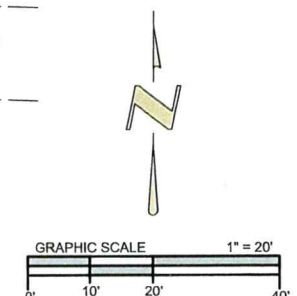
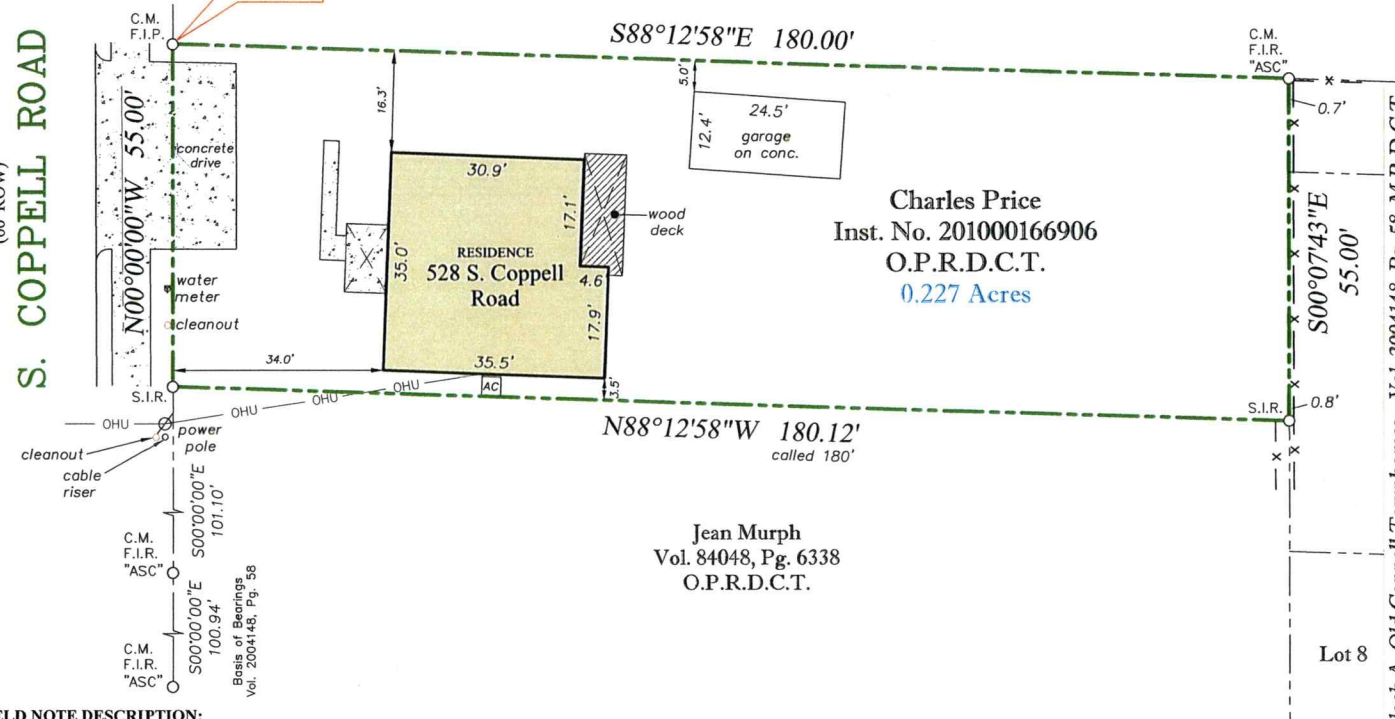


S. COPPELL ROAD  
(60' ROW)

528 S. Coppel Road

Lot 3, Block 1, JWI Addition  
Inst. No. 200600212665, M.R.D.C.T.



# FIELD NOTE DESCRIPTION:

BEING all that certain lot, tract, or parcel of land situated in the James W. Anderson Survey, Abstract Number 18, in the City of Coppell, Dallas County, Texas, same being that tract described by deed to Charles Price, as recorded in Instrument Number (Inst. No.) 201000166906, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found for the northwest corner of the herein described tract of land, same being in the east line of a road known as S. Coppel Road (a 60 foot right of way), and being the southwest corner of Lot 3, of Block 1, of JWI Addition, an addition to the City of Coppell, Dallas County, Texas, according to the Map thereof recorded in Inst. No. 200600212665, of the Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE South 88 degrees 12 minutes 58 seconds East, with the south line of said Lot 3, a distance of 180.00 feet to a 1/2 inch iron rod with cap stamped "ASC" found for corner, same being the most northerly northwest corner of Block A, of Old Coppel Townhomes, an addition to the City of Coppell, Dallas County, Texas, according to the Map thereof recorded in Volume 2004148, Page 58, M.R.D.C.T.;

THENCE South 00 degrees 07 minutes 43 seconds East, with the west line of said Old Coppel Townhomes, a distance of 55.00 feet to a 1/2 inch iron rod with cap stamped "Arthur Surveying Company" (ASC) set for corner, same being the northeast corner of a tract of land described by deed to Jean Murph, as recorded in Volume 84048, Page 6338, O.P.R.D.C.T.;

THENCE North 88 degrees 12 minutes 58 seconds West, with the north line of said Murph tract, a distance of 180.12 feet to a 1/2 inch iron rod with yellow ASC cap set for corner, same being the northwest corner thereof, and being in the east line of said S. Coppel Road;

THENCE North 00 degrees 00 minutes 00 seconds West, with the east line of said S. Coppel Road, a distance of 55.00 feet to the POINT OF BEGINNING and containing 0.227 acres of land, more or less.

Basis of bearings is the west line of Old Coppel Townhomes (Volume 2004148, Page 58, M.R.D.C.T.)

Date:	04/29/2019
ASC No.	A-0423197778
P.C. / Tech	B.G. / C.M.
Client	Republic Title
G.F. No.	1008-273677-RTT



528 S. Coppel Road  
Coppell, Texas

Republic Title of Texas, Inc.  
8810 MacArthur Boulevard  
Irving, Texas 75063  
Ph: 972.401.0222  
Fax: 972.401.0333

LEGEND - C.M. = Controlling Monument; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Fence Corner Post; OHU = Overhead Electric; S.I.R. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. x = (fence/ post) OHU = (overhead utility)

FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480170 0135 K, present Effective Date of map July 07, 2014, herein property situated within Zone "X" (Unshaded).

## SURVEYORS CERTIFICATION:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Corners noted as set will be set at a later date. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

**ARTHUR**  
LAND SURVEYING  
220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFRN# 10063800  
arthursurveying.com Established 1966

