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#### LEGEND

- |                                  |                         |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND                 | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET                   | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND                  | AC AIR CONDITIONER      |
| ⊗ "X" FOUND/SET                  | PE POOL EQUIPMENT       |
| ⊕ POINT FOR CORNER               | ● POWER POLE            |
| ⊗ 5/8" ROD FOUND                 | △ OVERHEAD ELECTRIC     |
| T TRANSFORMER PAD                | — I— IRON FENCE         |
| ■ COLUMN                         | — X— BARBED WIRE        |
| ▲ UNDERGROUND ELECTRIC           | — /— EDGE OF ASPHALT    |
| — OHP— OVERHEAD ELECTRIC POWER   | — /— EDGE OF GRAVEL     |
| — OES— OVERHEAD ELECTRIC SERVICE | — /— STONE              |
| ○ CHAIN LINK                     | — /— CONCRETE           |
| — WOOD FENCE 0.5' WIDE TYPICAL   | — /— COVERED AREA       |
| — □— DOUBLE SIDED WOOD FENCE     | — /— BRICK              |

#### EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

#### NOTES:

1. BEARINGS, EASEMENTS AND BUILDING LINES ARE BASED OF DEED RECORDED IN VOL. 99114, PG. 8117.
2. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE



Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Purchaser

Purchaser

Drawn By: TER

Scale: 1"=40'

Date: 9/22/2021

GF NO.:

N/A

Job No. 2120091



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## 509 W. Bethel Road

BEING a tract of land out of the J.A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, same tract of land conveyed to Chadick Capital, L.P., recorded in Volume 99114, Page 8117, Deed Records, Dallas County, Texas, and being described by metes and bounds:

BEGINNING at a point for corner, said corner being the intersection of Bethel Road (a variable width Right-of-Way) and Main Street (a variable width Right-of-Way);

THENCE South 00 degrees 41 minutes 11 seconds East, along the West Right-of-Way line of said Main Street, passing a 1/2 iron rod with yellow cap stamped "CBG Surveying" set, a distance of 13.01 feet, and continuing a total distance of 234.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner also being in the North line of Lot 4R, Block A, Old Town Addition, recorded in County Clerk's No. 201200173120, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 18 minutes 49 seconds West, along the North line of said Lot4R, a distance of 186.92 feet to a point for corner, from which a 1/2 inch iron rod found for reference bears North 29 degrees, 07 minutes 25 seconds East, a distance of 0.51 feet, said corner also being in the North line of Lot1R, Block A, Old Town Addition, recorded under County Clerk's No. 201200173120, Official Public Records, Dallas County, Texas, said corner also being the Southeast corner of Lot 3, Block A, Replat of Lots 1-3, Founders Crossing, recorded under County, Clerk's No/ 20150012492, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 27 minutes 37 seconds West, along the East line of said Lot 3, passing a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for reference, continuing a total distance of 234.00 feet to a point for corner, said corner being in the South Right-of-Way line of said Bethel Road;

THENCE North 89 degrees 18 minutes 49 seconds East, along the South Right-of-Way line of said Bethel Road, a distance of 186.00 feet to the POINT OF BEGINNING and containing 43,632 square feet or 1.00 acres of land.

## SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Chadick Capital L.P. in connection with the transaction described in GF# N/A. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Chadick Capital L.P. that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in Volume 99114, Page 8117, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0135K, with a date of 7/7/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Chadick Capital L.P. are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 29th day of September, 2021

Bryan Connally  
Registered Professional Land Surveyor No. 5513

FOR REVIEW  
ONLY

