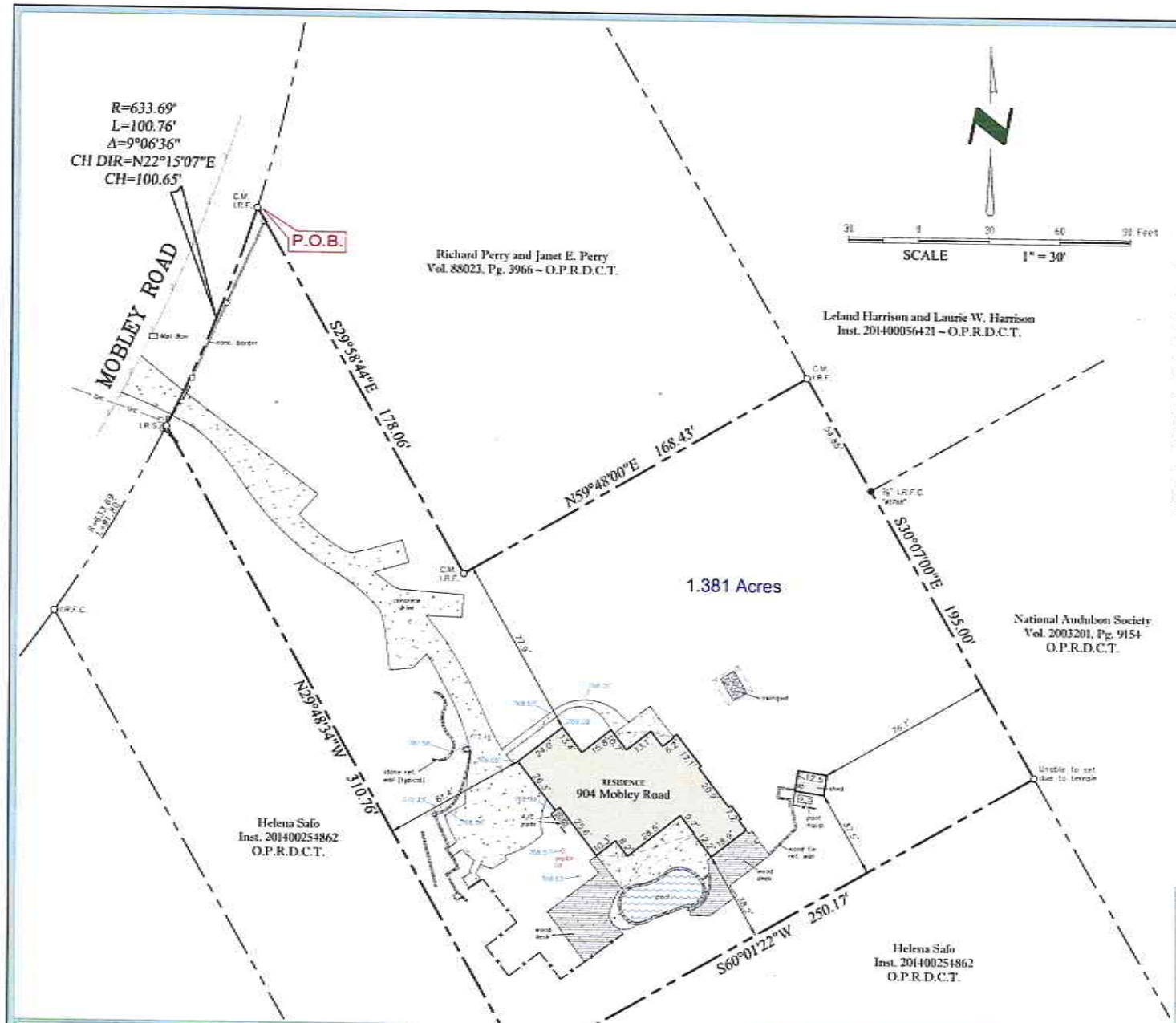

FIELD NOTE DESCRIPTION

BEING a 1.381 acre tract of land situated in the J. Hughes Survey, Abstract Number 539, City of Cedar Hill, Dallas County, Texas, being that same tract of land described by deed to Michael Rowe Hodges, as recorded under Instrument Number 201500077306, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the most northerly corner of the herein described tract, same being the west corner of a tract of land described by deed to Richard Perry and Janet E. Perry, as recorded in Volume 88023, Page 3966, O.P.R.D.C.T., also being in the southeast line of Mobley Road;

THENCE South 29 degrees 58 minutes 44 seconds East, with the southwest line of said Perry tract, a distance of 178.06 feet to a ½ inch iron rod found for the south corner thereof;

THENCE North 59 degrees 48 minutes 00 seconds East, with the southeast line of said Perry tract, a distance of 168.43 feet to a ½ inch iron rod found for the east corner thereof, said point being in the southwest line of a tract of land described by deed to Leland Harrison and Laurie W. Harrison, as recorded under Instrument Number 201400056421, O.P.R.D.C.T.;

THENCE South 30 degrees 07 minutes 00 seconds East, partially with the southwest line of said Harrison tract, passing at a distance of 54.85 feet a 5/8 inch iron rod with cap stamped "#5788" found for a southerly corner thereof, same being a westerly corner of a tract of land described by deed to the National Audubon Society, as recorded in Volume 2003201, Page 9154, O.P.R.D.C.T., continuing on said course for a total distance of 195.00 feet to a point for corner, same being the most easterly north corner of a tract of land described by deed to Helena Safo, as recorded under Instrument Number 201400254862, O.P.R.D.C.T.;

THENCE South 60 degrees 01 minute 22 seconds West, with the most easterly northwest line of said Safo tract, a distance of 250.17 feet to a ½ inch iron rod found for an inner ell corner thereof;

THENCE North 29 degrees 48 minutes 34 seconds West, with the most northerly northeast line of said Safo tract, a distance of 310.76 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the most northerly corner thereof, said point being in the southeast line of said Mobley Road, also being the beginning of a non-tangent curve to the left, having a radius of 633.69 feet, and whose chord bears North 22 degrees 15 minutes 07 seconds East, a distance of 100.65 feet;

THENCE along said curve to the left, with the southeast line of said Mobley Road, through a central angle of 09 degrees 06 minutes 36 seconds, for an arc distance of 100.76 feet to the **POINT OF BEGINNING** and containing 1.381 acres of land, more or less, and being subject to any and all easements that may affect.

LEGEND

	FENCE (AT CENTER OF FENCE POST)		WATER METER
	OVERHEAD POWER		WATER VALVE
	POWER POLE		IRRIGATION CONTROL VALVE
	LIGHT POLE		NUMBER OF PARKING SPACES
	GUY WIRE		
I.R.F.	IRON ROD FOUND		
I.R.S.	IRON ROD SET		TELEPHONE PEDESTAL
TDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT		GAS PIPELINE WARNING SIGN
F.C.P.	FENCE CORNER POST		
I.P.F.	IRON PIPE FOUND		CONCRETE
	FIRE HYDRANT		EDGE OF ASPHALT
	SANITARY SEWER CLEAN-OUT		CONFIRED AREA
	SANITARY SEWER MANHOLE / STORM SEWER MANHOLE		NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE. ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

BOUNDARY SURVEY

1.381 Acre Tract
J. Hughes Survey, Abstract Number 539
City of Cedar Hill
Dallas County, Texas

DRAWN BY: J.H.B. DATE: 04/06/2015 SCALE: 1"=30' CHECKED BY: D.L.A. ASC NO.: 160417

904 Mobley Road
Cedar Hill, Texas

The undersigned have has received and reviewed a copy of this survey.

S. _____
S. _____
S. _____
Date: _____

OLD REPUBLIC TITLE

NOTES:

- Bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD83, U.S. Feet) with a combined scale factor of 1.00013650.
- Boundary Line Agreement recorded in Vol. 85075, Pg. 2980 includes the subject property.
- Elevations shown hereon are relative to this site.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Old Republic Title (G.F. No. 5150005531) that this survey was this day made on the ground of the property legally described hereon 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.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 48816 0060 K, present effective date of map, July 7, 2014, hereon property situated within Zone "X".

Arthur Surveying Co.
Professional Land Surveyors
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

STATE OF TEXAS REGISTERED DOUGLAS L. ARTHURS 4357 PROFESSIONAL LAND SURVEYOR