

LINE	BEARING	DISTANCE
L1	S 02°53'03" W	164.45'



Line of Directional Control
based upon GPS Observation
Nad 83, State Plane Zone 2,
Zone 5361, FIPS 4202,
Texas-North Central

City of Balch Springs
R.L. Michael Subdivision
Lot 13, Block 2
Volume 91139, Page 0364

City of Balch Springs
Tract 13 S-2, 4.750 Ac.
D.T.O. - 11/11/1900
No Deed of Record found

Vanessa Osorio
Tract 17, 4.99 Ac.
IN #201000077154

Preschnee Holdings Inc.
Tract 15, 9.76 Acre Tract
Blocks 1 & 2, Vol. 91139
Vol. 86184, Pg. 2544

Tract 16
9.681 Ac.
Larry Parks
9.68 Acre Tract
IN #202200178360

Herasmo Morales
Tract 15, 9.76 Acre Tract
IN #201900346931

Zenez LLC
Tract 8, 12.537 Ac.
IN #201800012929

Curtis Ray Lewis Life Estate
Tract 6, 1.27 Acre Tract
Volume 2001180, Page 2195

Legend

I.C.V. = Irrigation Control Valve
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
B.C.S. = Buried Cable Sign
U/G = Underground Electric
W/M = Water Meter
W/V = Water Valve
F.I.R. = Found Iron Rod
S.I.R. = Set Iron Rod
F.I.P. = Found Iron Pipe
TEL = Telephone
A/C = Air Conditioner
C/O = Cleanout
-//-- = Wood Fence
-O-O- = Chainlink Fence
-X-X- = Barbwire Fence
-OHP- = Powerline

Scale: 1" = 100'
County: Dallas
Acreage: 9.681 Ac.
Survey: G.W. Glover A-525
Description: IN #202200178360
Surveyed for: Larry Parks
Drawn by: L.P. 002
On the ground Field Tech: K.W.

Note: This Survey was prepared without
benefit of a Title Commitment or
Title Report, there may be additional
Easements or Encumbrances affecting
this tract that are not shown hereon.

Note: Development and or division of real estate has
regulations from the state, county and city. Anyone using
this survey to develop and or divide land should consult
with the appropriate entity to see what regulations apply.
Failure to do so could result in legal action being taken.

DISCLAIMER:
This Survey is being provided solely for the use of the CURRENT PARTIES. No License
has been created, expressed or implied to copy this SURVEY, except as is necessary
in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby
certify that the above survey plot and notes of even date represent
the results of an on the ground survey made under my direction and
supervision.
This the 5th Day of JULY, 2023.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373



Note: There may be additional
Easements or Encumbrances affecting
this tract that are not shown hereon.

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900

108 W. Tyler St.
Athens, Tx. 75751-2045
(903) 675-2858

800-432-7670

Use or reproduction of this Survey for any purpose by other
parties is PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss
resulting therefrom.

FIELD NOTES

Parks Tract
9.681 Acres

G.W. Glover Survey
Abstract No. 525

DALLAS COUNTY

All that certain lot, tract, or parcel of land situated in the G.W. GLOVER SURVEY, ABSTRACT NO. 525, Dallas County, Texas, and being all of the Larry Parks 9.68 acre tract, known as tract 16, described by Deed, recorded in Instrument No. 202200178360 of the Official Public Records of Dallas County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING on a ½" IRON ROD FOUND for the northwest corner of this tract, and being the northeast corner of Lot 16, Block 1, of Peachtree Village Addition, described by Deed, recorded in Volume 86184, Page 2644 of said Deed Records; said point being the southwest corner of the City of Balch Springs 4.75 acre tract, known as tract 13 S-2, of which no Deed of Record was found;

THENCE N 89° 09' 18" E 1290.18 feet along the north line of this tract to a ½" IRON ROD SET, located in the west line of Hickory Tree Road for the northeast corner, and being the southeast corner of the Vanessa Osario 4.99 acre tract, known as tract 17, described by Deed, recorded in Instrument No. 201000077154 of said Deed Records;

THENCE with the the west line of said Road, and the east line of this tract as follows: S 02° 53' 03" W 164.45 feet to a 5/8" IRON ROD FOUND for an angle corner, and S 00° 58' 05" E 164.74 feet to a 5/8" IRON ROD FOUND for the southeast corner of this tract; said point being the northeast corner of the Curtis Ray Lewis Life Estate 1.27 acre tract, known as tract 6, described by Deed, recorded in Volume 2001180, Page 2195 of said Deed Records;

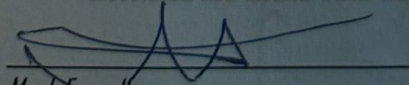
THENCE S 89° 08' 53" W 1279.57 feet along the south line of this tract to a ½" IRON ROD SET for the southwest corner of this tract, and being the northwest corner of the Zezez LLC. 12.537 acre tract, known as tract 8, described by Deed, recorded in Instrument No. 201800012929 of said Deed Records; said point being the northeast corner of the Herasma Morales 9.76 acre tract, known as tract 15, described by Deed, recorded in Instrument No. 201900346931 of said Deed Records;

THENCE N 00° 53' 29" W 329.00 feet generally along a fence with the east line of said Peachtree Village Addition, and the west line of this tract to the PLACE OF BEGINNING and containing within this description 9.681 ACRES

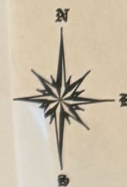
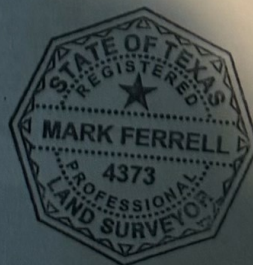
Surveyor's Certificate

I Mark Ferrell, Registered Professional Land Surveyor No. 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS MY HAND AND SEAL, THIS THE 5TH DAY OF JULY, 2023


Mark Ferrell

Registered Professional Land Surveyor
Number 4373
Firm No. 10019900



2.18')

12'

e
Creek

9.57'
79.57')

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