



Benchmarks:  
Elevations based on NAVD 88 GPS elevations.  
TBM #1 - Railroad spike set on the northeast side of a power pole stump located on the south side of Harris St. approx. 60' west of the southbound frontage road of I-45.  
Elev.=452.31'  
TBM #2 - Box cut located on the southeast corner of a concrete headwall on the east side of Austin St. approx. 340' north of Harris St.  
Elev.=438.48'

A portion of the subject property is graphically located in Zone AE—base flood elevations determined (areas subject to inundation by the 1% annual chance flood), Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and Zone X (Areas determined to be outside the 0.2% annual chance floodplain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48113C0514L, Community—Panel No. 480179 0514L, dated Jult 7, 2014.

CM - Control Monument  
IRF - Iron Rod Found  
IRS - Iron Rod Set

CERTIFICATE:  
The plat hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)  
Geoid 12A, Texas North Central Zone. Grid bearings.  
Grid Scale Factor = 0.9998632261

Being 2.276 acres of land located in the Thomas Freeman Survey, Abstract No. 453, Dallas County, Texas, being the tract of land described in the deed to Commercial State Bank, recorded in County Clerk's Instrument No. 202000283658, Deed Records, Dallas County, Texas. Said 2.276 acres of land being more particularly described as follows:

BEGINNING at a mag nail found in asphalt at the southwest corner of said Commercial State Bank tract;

THENCE N30°51'31"W, along the west line of said Commercial State Bank tract, a distance of 331.96 feet to a point in a ditch at the northwest corner of said Commercial State Bank tract, being the southwest corner of a tract of land described in the deed to Kamy Real Property Trust, recorded in Instrument No. 201400183054, Deed Records, Dallas County, Texas;

THENCE along the north line of said Commercial State Bank tract and the south line of said Kamy Real Property Trust tract as follows:

- N49°47'35"E, a distance of 116.93 feet to a point in a ditch;
  - N32°39'32"E, a distance of 173.09 feet to an X cut found at the northeast corner of said Commercial State Bank tract and at the southeast corner of said Kamy Real Property Trust tract;
- THENCE along the east line of said Commercial State Bank tract as follows:
- S35°29'21"E, a distance of 168.05 feet to a 1/2" iron rod found;
  - S23°46'34"E, a distance of 214.58 feet to a 1/2" iron rod found at the most easterly southeast corner of said Commercial State Bank tract;
  - S18°16'53"W, a distance of 74.77 feet to a 1/2" iron rod found at the most southerly southeast corner of said Commercial State Bank tract;

THENCE S59°29'32"W, along the south line of said Commercial State Bank tract, a distance of 200.86 feet to the point of beginning, containing 2.276 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

REGISTERED PROFESSIONAL SURVEYORS  
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**LAND SURVEYORS L.P.**  
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Kenneth R. Rogers  
Registered Professional  
Land Surveyor No. 6066

Surveyed on the Ground  
December 22, 2020

boundary, Topographic,  
& Tree Survey of  
2.276 acres of land  
located in the  
Thomas Freeman Survey  
Abstract No. 453  
City of Hutchins  
Dallas County, Texas

Freeman 2.dwg