



PROPERTY DESCRIPTION

BEING all that certain tract or parcel of land situated in the Woodfield Casteel Survey, Abstract no. 343, in the City of Mesquite, Dallas County, Texas, and being part of lots 1,2,4 and 6 and all of lots 3 and 5 in Block 23 of John E. Davis Subdivision to the City of Mesquite, Texas, according to the Plat thereof recorded in Volume 4, Page 322 of the Map Records of Dallas County, Texas, and being the same tract conveyed to David Cole and George Boyce as recorded in Volume 92181, Page 1531, Deed records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod set for corner in the West line of Gibson Street, an 33 foot right-of-way, said point being the Northeast corner of a tract conveyed to Heritage Square Inv. Co. as recorded in Volume 85059, Page 4877, Deed Records of Dallas County, Texas;

THENCE North 88 degrees 06 minutes 00 seconds West, along the North line of said Heritage tract, a distance of 113.96 feet to a point for corner, from which an 1/2 inch iron rod set for reference bears North 02 degrees 27 minutes 40 seconds East a distance of 1.5 feet, said point for corner being in the East line of a tract conveyed to Guadalupe S. Garcia as recorded in Volume 94017, Page 3289, Deed Records of Dallas County, Texas;

THENCE North 02 degrees 27 minutes 40 seconds East, along the East line of said Garcia tract, a distance of 48.43 feet to a building corner for corner, said point being the Southwest corner of a tract Donald L. Frank as recorded in 84016, Page 4544, Deed Records of Dallas County, Texas;

THENCE South 81 degrees 56 minutes 10 seconds East, along the South line of said Frank tract and the backside of a brick building, a distance of 25.69 feet to a common building wall joint for corner, said point being the Southeast corner of said Dalton tract;

THENCE North 08 degrees 05 minutes 09 seconds East, along the East line of said Frank tract and the common building wall, a distance of 72.00 feet to a common wall joint for corner in the South line of West Davis Street, an 60 foot right-of-way;

THENCE South 81 degrees 53 minutes 57 seconds East, along the South line of said West Davis Street and along a brick building, a distance of 41.02 feet to an common wall joint for corner, said point being the Northwest corner of a tract conveyed to Heritage Square Inv. Co. as recorded in Volume 85108, Page 1304, Deed Records of Dallas County, Texas;

THENCE South 08 degrees 13 minutes 54 seconds West, along the West line of said Heritage tract and a common building wall, a distance of 72.20 feet to a common wall joint for corner in the backside of a brick building;

THENCE South 82 degrees 03 minutes 22 seconds East, along the backside of a building, a distance of 47.56 feet to an 1/2 inch iron rod set for corner in the West line of said Gibson Street;

THENCE South 01 degrees 46 minutes 51 seconds West, along the West line of said Gibson Street, a distance of 36.06 feet to the Point of BEGINNING and containing 0.178 acres or 7,749.44 square feet of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Surveyor (Doug Connally) hereby certifies to BOYCE & COLE SOUTHWEST LAND TITLE CO. that (a) this plat of survey and the property description set forth hereon are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachments onto the Property or protrusions therefrom, there are no improvements on the Property, there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (e) the size, location and type of improvements are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distance indicated; (f) the distance from the nearest intersecting street or road is as shown; (g) the Property has access to and from a public roadway; and (i) the boundaries, dimensions and other details shown hereon are true and correct.

NOTE: THIS SURVEY IS BASED UPON THE INFORMATION PROVIDED BY THE CLIENT. NO SEARCH OF THE TITLE RECORD WAS MADE BY THIS OFFICE.



Note: According to the F.I.R.M. in Community Panel No. 48549000106 property does lie in Zone C and does not lie within the 100 year flood zone.

REVISIONS	
DATE	BY

LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE
⊗ 1/2" IRON ROD SET	■ BRICK COLUMN
○ 1" IRON PIPE FOUND	A/C - AIR CONDITIONING
□ BUILDING CORNER	▨ COVERED PORCH, DECK OR CARPORT
⊗ "X" FOUND IN CONCRETE	— OVERHEAD ELECTRIC SERVICE
▲ UNDERGROUND ELECTRIC	— OVERHEAD POWER LINE
△ OVERHEAD ELECTRIC	— OHP — OHP
/// ASPHALT PAVING	▨ CONCRETE PAVING
▨ GRVEL/ROCK ROAD OR DRIVE	

DOUG CONNALLY & ASSOC., INC.
 9726 SKILLMAN STREET
 DALLAS, TEXAS 75243
 PHONE: (214) 349-9485
 FAX: (214) 349-2216

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	6/02/98	983348-1	400724R	BC

SURVEY PLAT

WOODFIELD CASTEEL SURVEY, ABSTRACT NO. 343

MESQUITE DALLAS COUNTY

202 WEST DAVIS STREET