



LAND AREA RECAP:	SF	AC
TRACT 1	68,713	1.58
TRACT 2	605,127	13.89
ABANDONED X-RAY ROW	36,094	0.83
TOTAL	709,934	16.30

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Commonwealth Title, Pacific Harbor Equities, LLC or assigns, in connection with the transaction described in G.F. CW-2255-2200551900173-SC that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (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; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 31st day of March, 2020

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48113C0465K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 71046, PG. 2467

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES CAN NOT BE DETERMINED BY DESCRIPTION VOL. 2122, PG. 294, VOL. 2314, PG. 202, VOL. 4693, PG. 566,

NOTES:
1) BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 71046, PAGE 2467.
2) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
3) BOUNDARY SURVEY ONLY - ONLY VISIBLE UTILITIES SHOWN.
4) PROPERTY SUBJECT TO TERMS AND CONDITIONS OF CITY ORDINANCE 19729 THAT ABANDONS CAMP WISDOM COURT, BASED ON TERM THIS IS NOW NULL AND VOID DUE TO NO REPLAT BEING FILED WITH THE CITY AS A CONDITION.
5) NO PROPERTY CORNERS HAVE BEEN PLACED AT THE TIME OF SURVEY. THIS INCLUDES MULTIPLE LOTS AND CURRENT CLIENT REQUEST DOES NOT INCLUDE PLACING PROPERTY CORNERS.

LINE	BEARING	DISTANCE
L1	S 59°57'13" W	204.13'
L2	S 30°02'59" E	4.59'
L3	N 59°57'01" E	198.55'
L4	S 59°57'13" W	100.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.95'	249.95'	8°55'44"	S 38°17'16" E	38.91'

REVISIONS		
DATE	BY	NOTES
3/22/24	AR	TYPED

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	"x" FOUND / SET
○	UNDERGROUND ELECTRIC
○	OVERHEAD ELECTRIC
○	POWER POLE
○	PE - POOL EQUIPMENT
○	COLUMN
○	AC - AIR CONDITIONING
○	FIRE HYDRANT
○	COVERED PORCH/DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIPE FENCE

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METES & BOUNDS
MESQUITE HEIGHTS ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
5427 TURNOUT LANE

5427 Turnout
8311 W. Camp Wisdom
Tract 1

Lots 15 through 19, Block 2, of Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71046, Page 2467, Plat Records, Dallas County, Texas, some being those tracts of land conveyed to Ilijan Development Corporation, by deed recorded in Inst. No. 20100006282, Official Public Records, Dallas County, Texas and being more particularly described as follows:

- BEGINNING at a 5/8 inch iron rod found at the South corner of Lot 19, Block 2 of said addition and in the North line of Camp Wisdom Road, a 100 foot right-of-way;
- THENCE North 30 degrees 00 minutes 00 seconds West a distance of 424.38 feet to a point for corner at the West corner of Lot 15, Block 2 of said addition;
- THENCE North 59 degrees 56 minutes 59 seconds East along the North line of said Lot 15 a distance of 162.12 feet to a point for corner, said point being in the West line of X-Ray Lane, a 60 foot right-of-way;
- THENCE South 30 degrees 02 minutes 59 seconds East, along the West line of said X-Ray Lane, a distance of 422.32 feet to a point for corner at the East corner of Lot 18, Block 2 of said addition and being in the North line of said Camp Wisdom Road;
- THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of said Camp Wisdom Road, a distance of 162.50 feet to the POINT OF BEGINNING and containing 1.58 acres or 68,713 square feet of land.

Tract 2

Lots 1 through 16, 18 through the south part of 20, 21 through 37 Block 1 and all of Bell Court (Camp Wisdom Court), of Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71046, Page 2467, Plat Records, Dallas County, Texas, some being those tracts of land conveyed to Ilijan Development Corporation, by deed recorded in Inst. No. 20100006282, Official Public Records, Dallas County, Texas and being more particularly described as follows:

- COMMENCING at a 5/8 inch iron rod found at the South corner of Lot 19, Block 2 of said addition and in the North line of Camp Wisdom Road, a 100 foot right-of-way;
- THENCE North 59 degrees 13 minutes 23 seconds East, along the North line of Camp Wisdom Road, a distance of 222.50 feet to a point for corner at the South corner of Lot 4, Block 1 of said addition and in the East line of X-Ray Lane, a 60 foot right-of-way, said point being the POINT OF BEGINNING of the herein described tract;
- THENCE North 30 degrees 02 minutes 59 seconds West, along the East line of said X-Ray Lane a distance of 601.55 feet to a point for corner at the West corner of Lot 37, Block 1 of said addition and being in the South line of Mesquite Lane, a 60 foot right-of-way;
- THENCE North 59 degrees 56 minutes 59 seconds East, along the South line of said Mesquite Lane, a distance of 1062.00 feet to a point for corner at the North corner of Lot 26, Block 1 of said addition and in the West line of Turnout Lane, a 60 foot right-of-way;
- THENCE South 30 degrees 02 minutes 59 seconds East along the West line of said Turnout Lane, a distance of 375.00 feet to a point for corner at the East corner of Lot 21, Block 1 of said addition;
- THENCE South 59 degrees 57 minutes 13 seconds West, along the South line of said Lot 21, a distance of 204.13 feet to a point for corner in the East line of Lot 16, Block 1 of said addition and being in a curve to the right having a radius of 249.95 feet, a delta angle of 8 degrees 55 minutes 44 seconds and a chord bearing and distance of South 38 degrees 17 minutes 16 seconds East for 38.91 feet;
- THENCE along the East line of said Lot 16 and along said curve to the right an arc length of 38.95 feet to a point for corner;
- THENCE South 30 degrees 02 minutes 59 seconds East, along the East line of said Lot 16 a distance of 4.59 feet to a point for corner;
- THENCE North 59 degrees 57 minutes 01 seconds East, a distance of 198.55 feet to a point for corner in the West line of said Turnout Lane;
- THENCE South 30 degrees 02 minutes 59 seconds East, along the West line of said Turnout Lane, a distance of 170.00 feet to a point for corner at the East corner of Lot 20, Block 1 of said addition and in the North line of Camp Wisdom Road;
- THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of said Camp Wisdom Road, a distance of 323.04 feet to a point for corner at the South corner of Lot 18 of said addition;
- THENCE North 30 degrees 02 minutes 59 seconds West, along the West line of Lot 18, a distance of 178.70 feet to a point for corner at the West corner Lot 18;
- THENCE South 59 degrees 57 minutes 13 seconds West, along the South line of Lot 16, a distance of 100.00 feet to a point for corner;
- THENCE South 30 degrees 02 minutes 59 seconds East, along the West line Lot 17, a distance of 179.97 feet to a point for corner in the North line of Camp Wisdom Road;
- THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of Camp Wisdom Road, a distance of 639.05 feet to the POINT OF BEGINNING and containing 13.89 acres or 605,127 square feet.