

LOVING DRIVE

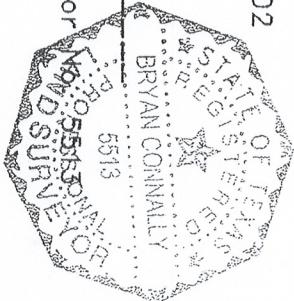
(60' R.O.W.)

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor, Bryan Connally, hereby certifies to Nirmal Nilvi, and Chicago Title Company in connection with the transaction described in G.F. No. 000575645 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 are 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 31th day of May, 2002

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor



POINT OF
BEGINNING

Property does lie in Zone X

ACCEPTED BY: N. P. Nilvi
SIGNATURE

DATE

SIGNATURE

DATE

DOUG CONNALLY & ASSOC., INC.
9754 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE:(214) 349-9485
FAX:(214) 349-2216
www.dcsurveying.com

0.8709 Acres

JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761

PROPERTY DESCRIPTION

Being a lot, tract or parcel situated in the JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761, City of Garland, Dallas County, Texas, and being all of lot 4, Block 4 of REDBUD SUBDIVISION No. 3, an Addition to the City of Garland, Texas, according to the plat recorded in Volume 68194, Page 1890, Map Records of Dallas County, Texas, and being all of Lot 6, Block 4 of REDBUD SUBDIVISION No. 18, an Addition to the City of Garland, Texas, according to the plat recorded in Volume 85079, Page 866, Map Records of Dallas County, Texas, and being the same tract of land conveyed to Cary Gillum recorded in Volume 92062, Page 0771, Deed Records Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the intersection of the Northwest line of Rowlett Road(100', R.O.W.) and the Southwest line of Loving Drive(60', R.O.W.);

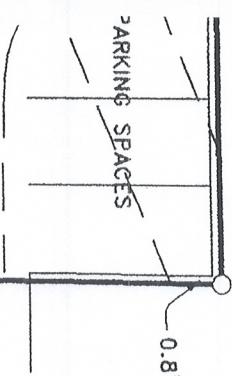
THENCE South 49° 19' 00" West, along the Northwest line of Rowlett Road, a distance of 227.75 feet to a 1/2" iron rod found for corner and the beginning of a curve to the left, having a radius of 714.80 feet, a central angle of 03° 48' 09", a chord bearing of South 47° 24' 56" West, a chord distance of 47.43 feet;

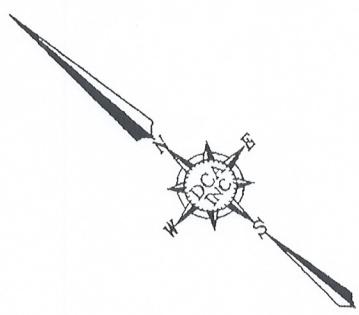
THENCE Along said curve to the left, an arc length of 47.44 feet to a 1/2" iron rod found for corner;

THENCE North 40° 20' 15" West, a distance of 137.83 feet to a 1/2" iron rod found for corner in the Southeast R.O.W. line of a 15 foot alley;

THENCE North 48° 42' 05" East, along said Southeast R.O.W. line of a 15 foot alley a distance of 275.40 feet to a 1/2" iron rod found for corner in the Southeast R.O.W. line of Loving Drive;

THENCE South 40° 14' 41" East, along said Southwest R.O.W. line of Loving Drive, a distance of 139.22 feet to the POINT OF BEGINNING and containing 37,937.2585 Square Feet or 0.8709 Acres of land.

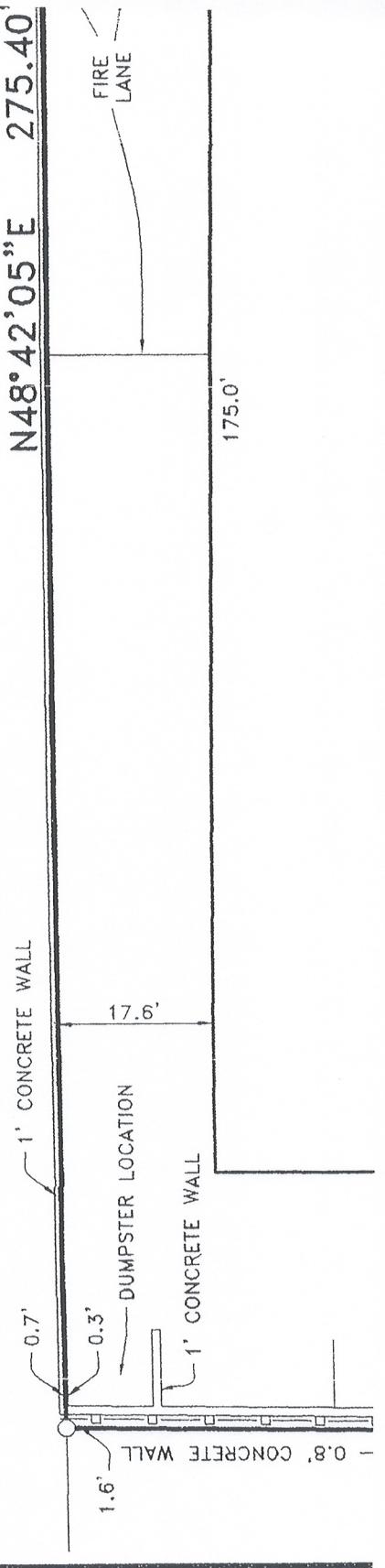




20' 10' 0 20' 40'

SCALE: 1" = 20'

15" ALLEY



Being a lot, tract or parcel
City of Garland, Dallas Cou
No. 3, an Addition to the
68194, Page 1890, Map Re
REDBUD SUBDIVISION No. 1
recorded in Volume 85079,
same tract of land convey
Records Dallas County, Tex
follows:

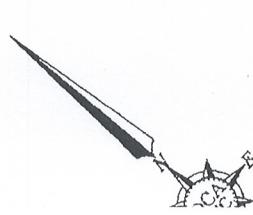
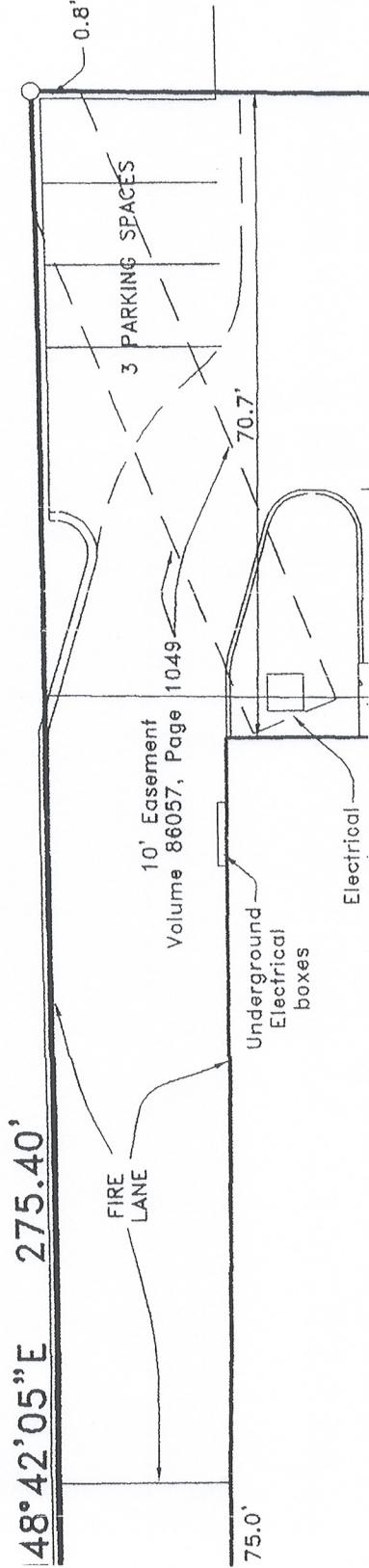
Beginning at a 1 1/2" iron
Road(100' R.O.W.) and the

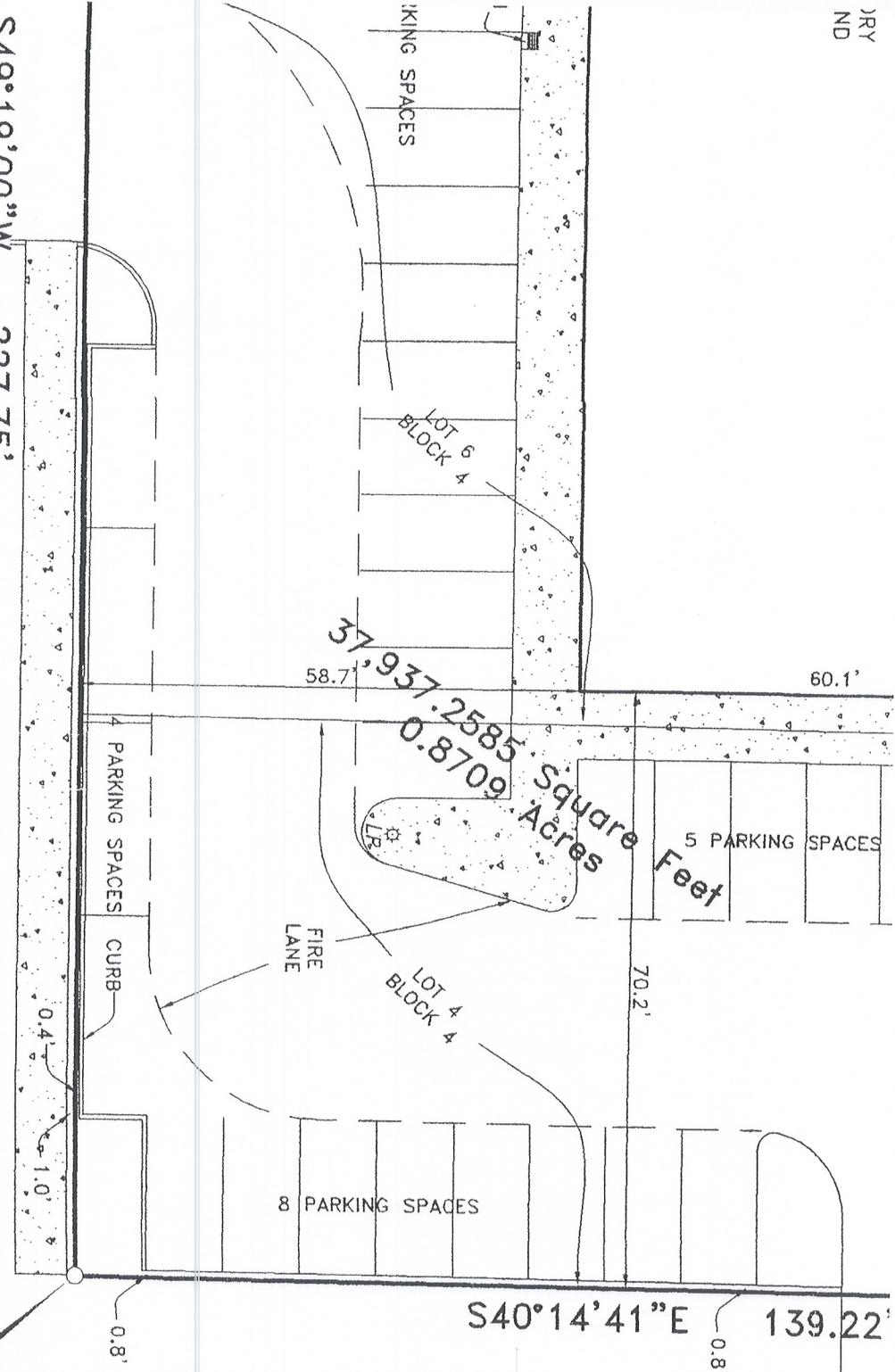
THENCE South 49° 19' 00"
227.75 feet to a 1 1/2" iron
having a radius of 714.80
47° 24' 56" West, a chord

THENCE Along said curve
for corner;

THENCE North 40° 20' 15"
corner in the Southeast R.

THENCE North 48° 42' 05"
distance of 275.40 feet to
Loving Drive;





LOVING DRIVE
(60' R.O.W.)

The undersigned Registered
Normal Nivi, and Chicago Th
No. 000575645 that, (a) this
prepared from an actual on
Surveyor, or under his direc
date of the survey, and the
use of this survey by any o
risk and any loss resulting i
undersigned. The plat hereo
and dimensions are as indic
AS SHOWN, all improvements
there are no visible and app

Executed this 31th day of M

SU

DOUG CONNALLY & ASSOC., INC.
Bryan Connally
Registered Professional Land

POINT OF
BEGINNING

NOTE: According to the F.I.R.M. in Map No. 48113C0380 J, this property does lie in Zone x and does not lie within the 100 year flood zone.

ACCEPTED BY: N -

IONS	
BY	POWER POLE
⊗	BRICK COLUMN
○	WOOD FENCE
△	BARBED WIRE
□	IRON FENCE
▲	PIPE FENCE
■	COVERED PORCH, DECK OR CARRPORT
◆	OVERHEAD ELECTRIC
—	QES — QES —
—	OVERHEAD POWER LINE

1/2" IRON ROD FOUND
5/8" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND IN CONCRETE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC

LEGEND

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FAX:(214) 349-2216
www.dcasurveying.com

ONE STORY
STONE AND
GLASS

UNPLATTED
N40°20'15"W 137.83'

5 PARKING SPACES

60.1'

175.0'

30.0'

58.9'

Mail
Box

21 PARKING SPACES

4 PARKING SPACES

1.4'

ec
in
5
in
ur
ar
lc
tr
is
v
2
1
1.3'

6' Concrete Walk

S49°19'00

ROWL
(10)

NOTE:

REVISIONS

DATE

BY

EASEMENTS RECORDED IN THE FOLLOWING
VOLUMES AND PAGES DO NOT AFFECT THE
ABOVE DESCRIBED PROPERTY

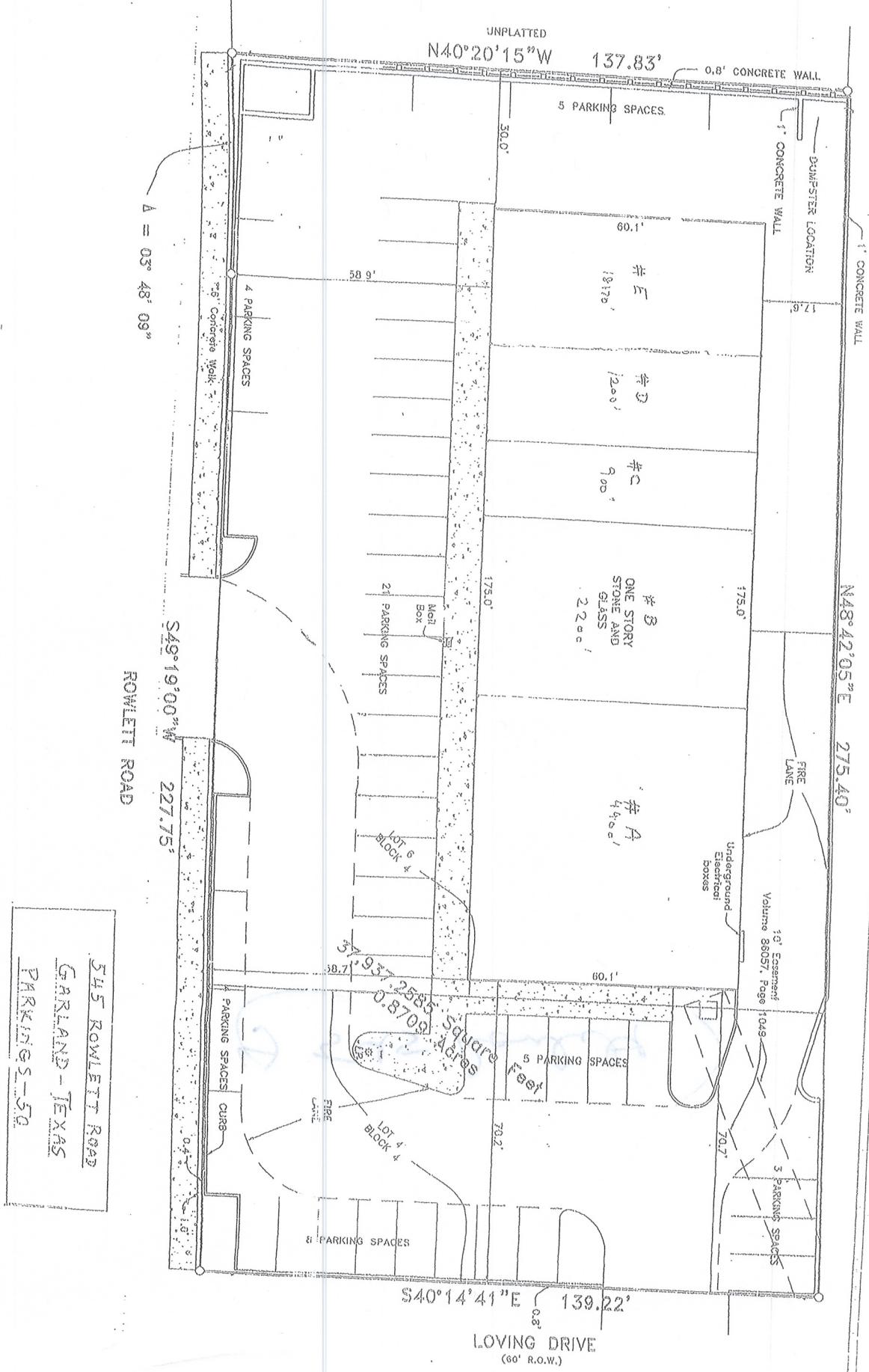
Volume 1279, Page 624

Volume 1997, Page 8

Volume 2089, Page 373

Volume 2089, Page 374

Volume 3508, Page 355



*** Send Results ***

Sending is complete.

Job No. 1050
Address 9727711110
Name
Start Time 04/26 04:18 PM
Call Length 00'30
Sheets 1
Result OK

545 Rockett Road
Suite B
(2200 SF)

