

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

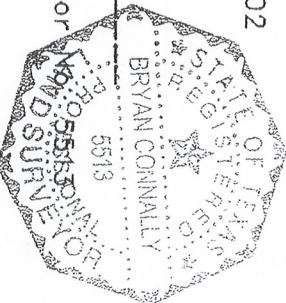
S40°14'41"E 139.22'

8 PARKING SPACES

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

erty does lie in Zone X

ACCEPTED BY: *N. Little*
SIGNATURE

DATE

SIGNATURE

DATE

DOUG CONNALLY & ASSOC., INC.

9754 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE:(214) 349-9485
FAX:(214) 349-2216
www.dcdsurveying.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.);

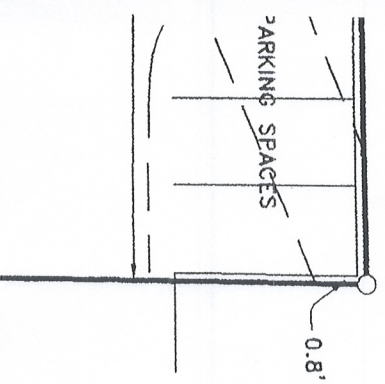
THENCE South $49^{\circ} 19' 00''$ West, along the Northwest line of Rowlett Road, a distance of 227.75 feet to a $1/2$ " iron rod found for corner and the beginning of a curve to the left, having a radius of 714.80 feet, a central angle of $03^{\circ} 48' 09''$, a chord bearing of South $47^{\circ} 24' 56''$ 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 $40^{\circ} 20' 15''$ 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 $48^{\circ} 42' 05''$ 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;

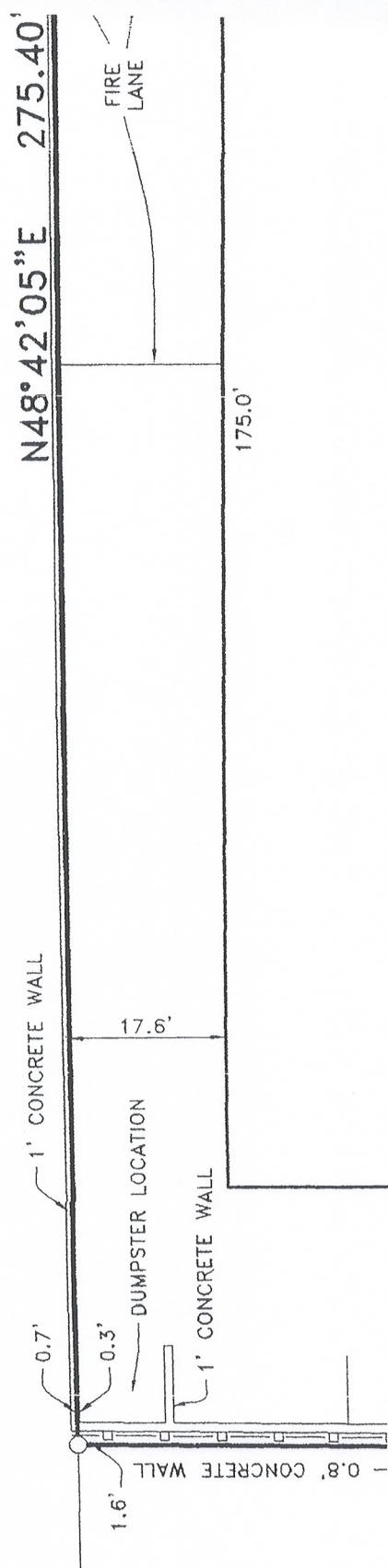
THENCE South $40^{\circ} 14' 41''$ East, along said Southwest R.O.W. line of Loving Drive, a distance of 139.22 feet to the POINT OF BEGINNING and containing 37,937.2585 Square Feet or 0.8709 Acres of land.

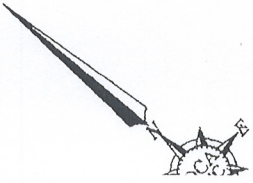




SCALE: 1" = 20'

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. 18
recorded in Volume 85079,
same tract of land convey
Records Dallas County, Tex
follows:

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

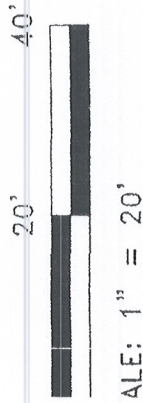
THENCE South 49° 19' 00
227.75 feet to a 1/2" iron
having a radius of 714.80
47° 24' 56" West, a chorc

THENCE Along said curve 1
for corner;

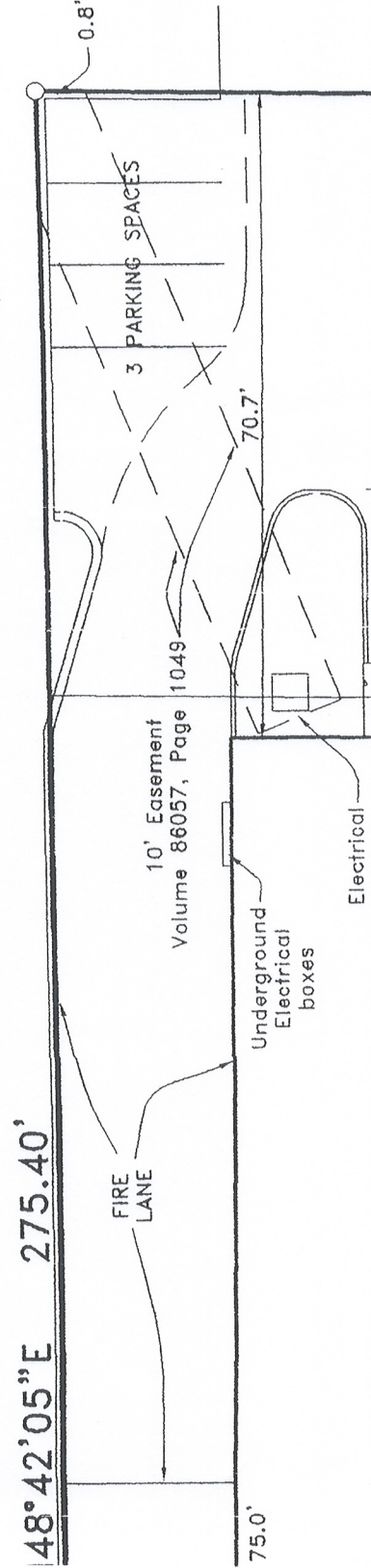
THENCE North 40° 20' 15"
corner in the Southeast R.

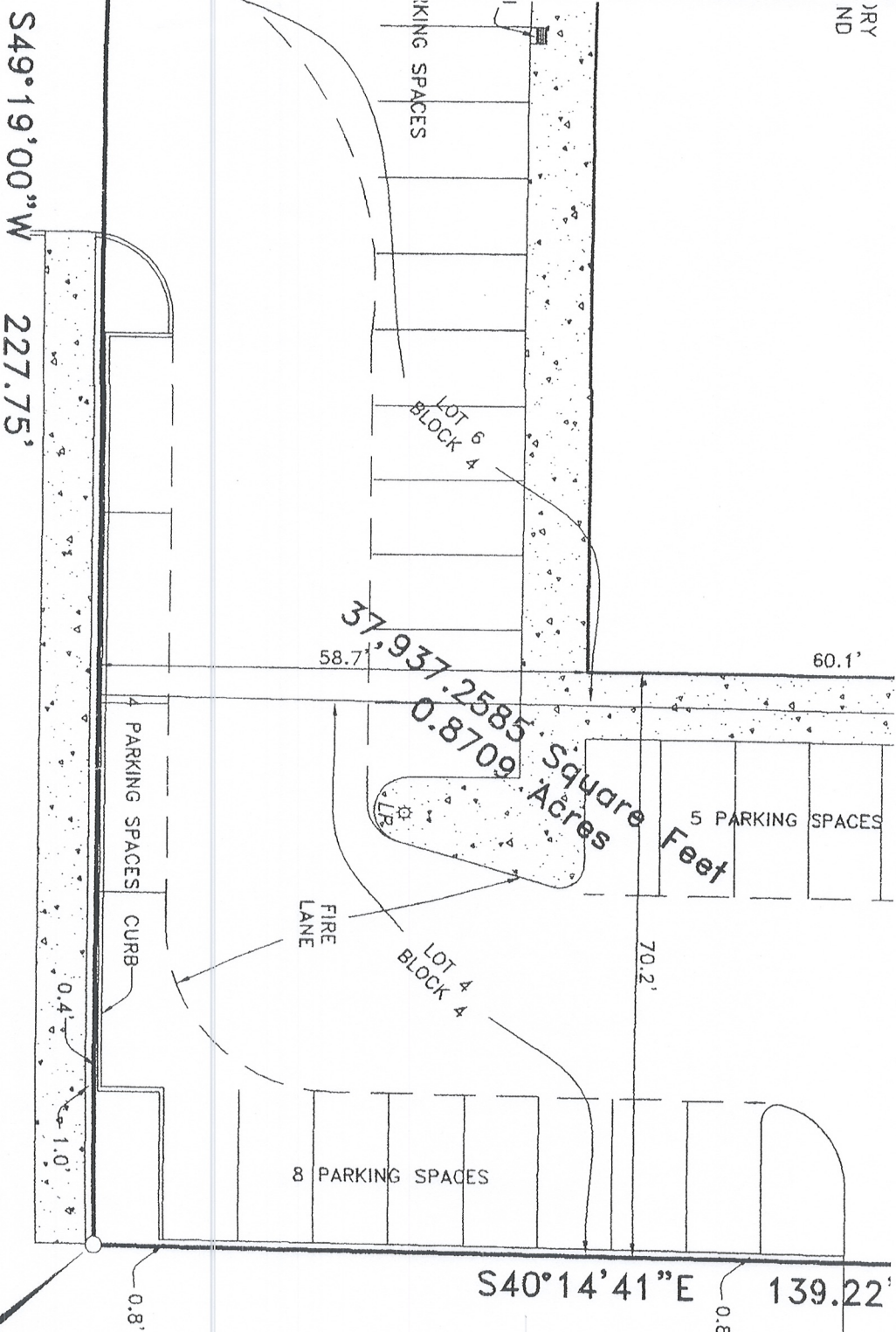
THENCE North 48° 42' 05"
distance of 275.40 feet to
Loving Drive;

THENCE South 40° 14' 41"
of 139.22 feet to the POB
Acres of land.



15' ALLEY





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

SU

The undersigned Registered
Nirmal Nivi, and Chicago T
No. 000575645 that, (a) thi
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
undersigned. The plat hereo
and dimensions are as indic
AS SHOWN, all improvements
there are no visible and apf

Executed this 31th day of M

Bryan Connally

Bryan Connally
Registered Professional Land

POINT OF
BEGINNING

ROWLETT ROAD
(100' R.O.W.)

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

LEGEND

IONS

BY

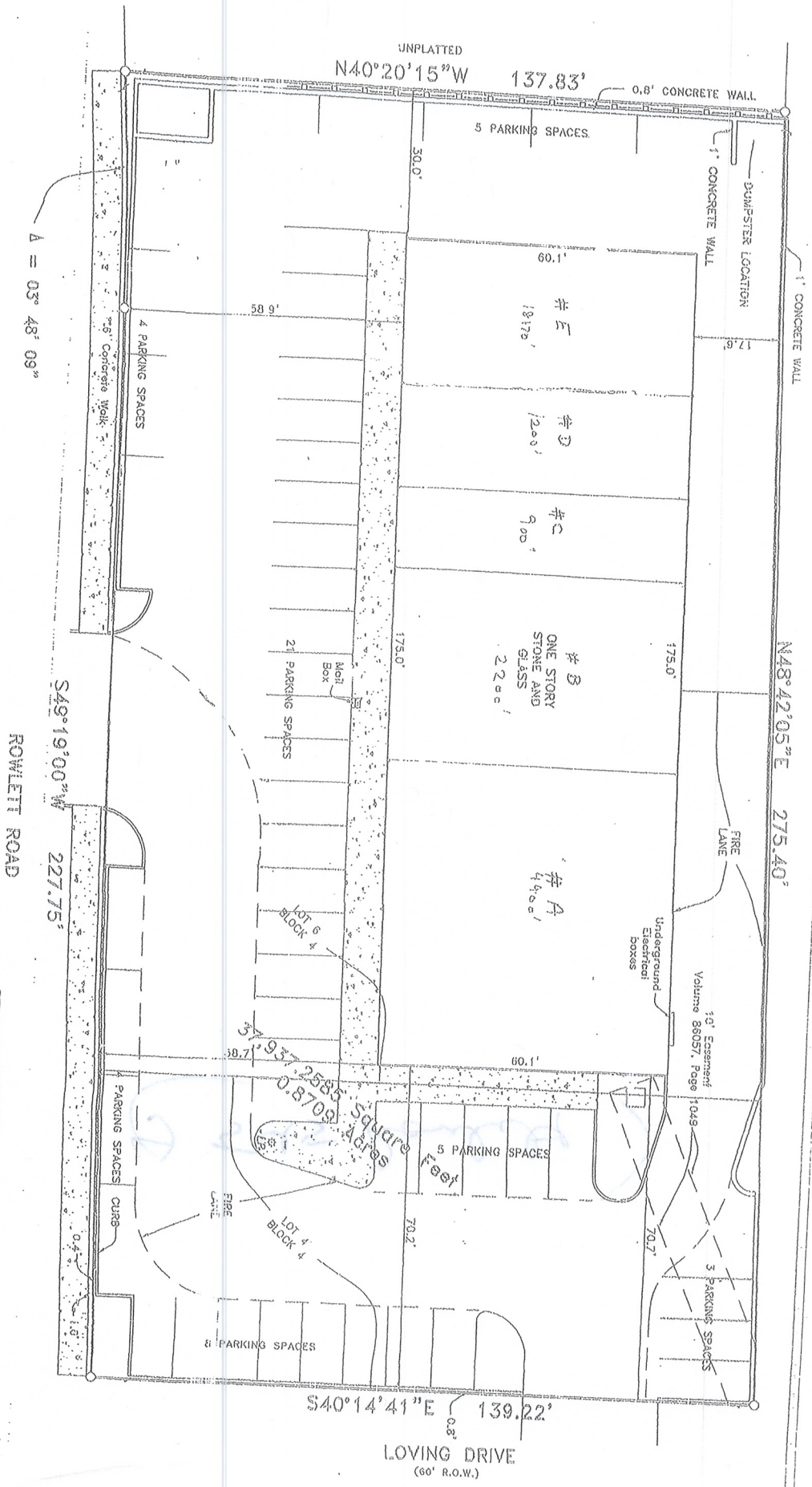
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1/2" IRON ROD FOUND
5/8" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND IN CONCRETE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC

POWER POLE
BRICK COLUMN
A/C - AIR CONDITIONING

CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH, DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE

OVERHEAD ELECTRIC



*** 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 Rowlett Road
Suite B
(2200 SF)

