

DESCRIPTION

BEING a tract of land situated in the GEORGE SYMMS SURVEY, ABSTRACT NO. 1344, Dallas County, Texas, and being part of a called 18.1 acre tract of land described in deed from Alva Phifer, et al to Elihu Phifer, et ux, as recorded in Volume 3464, Page 559, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a P.K. nail set in the centerline of Tarpley Road, said nail also being at the Northwest corner of Beltwood North Phase 6, an addition to the City of Carrollton, Texas according to the plat recorded in Volume 86242, Page 1667, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 15 minutes 36 seconds East, 207.81 feet, with the said centerline of Tarpley Road, to a P.K. nail set;

THENCE South 89 degrees 50 minutes 56 seconds East, 285.00 feet to a 1/2" diameter iron rod set in the West line of a Replat of Lot 2, Block C, Beltwood North Phase 4, an addition to the City of Carrollton, Texas, according to the plat recorded in Volume 78234, Page 0467, Deed Records, Dallas County, Texas;

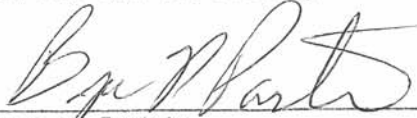
THENCE South 00 degrees 15 minutes 36 seconds West, 207.81 feet, with the said West line of Replat of Lot 2, Block C, Beltwood North Phase 4 and along a fence line part of the way, to a 1/2" diameter iron rod set at the Northeast corner of said Beltwood North Phase 6;

THENCE North 89 degrees 50 minutes 56 seconds West, 285.00 feet, with the North line of said Beltwood North Phase 6, to the PLACE OF BEGINNING and containing 59,226 square feet (1.3596 acres) of land, more or less.

TO: BELTWOOD NORTH VENTURE, CONNELL DEVELOPMENT CO., DEBORAH ROTHERMEL d/b/a NORTH DALLAS GARDEN DESIGN, AMERICAN TITLE COMPANY and LAWYERS TITLE INSURANCE COMPANY.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

This survey was performed in connection with the transaction described in American Title Company G.F. No. 606518-R UP/pdm. Use of this survey for any other purpose or by any other parties shall be at their risk and the undersigned is not responsible to others for any loss resulting therefrom.



Bryan N. Partain  
Registered Professional Land Surveyor No. 4592



NOTES:

1. Bearing system based on plat calls along the centerline of Tarpley Road.
2. This survey was prepared with the benefit of a title commitment prepared by American Title Company G.F. No. 606518-R UP/pdm, effective date, December 15, 2000.
3. Easement to Texas Power & Light Co., recorded in Volume 4428, Page 208, Deed Records, Dallas County, Texas, does not appear to affect this tract.
4. Letter of Parking License Agreement recorded in Volume 83243, Page 1551, Deed Records, Dallas County, Texas, does not affect this tract.

LEGEND:

1/2"IRS

1/2" Diameter Iron Rod Set