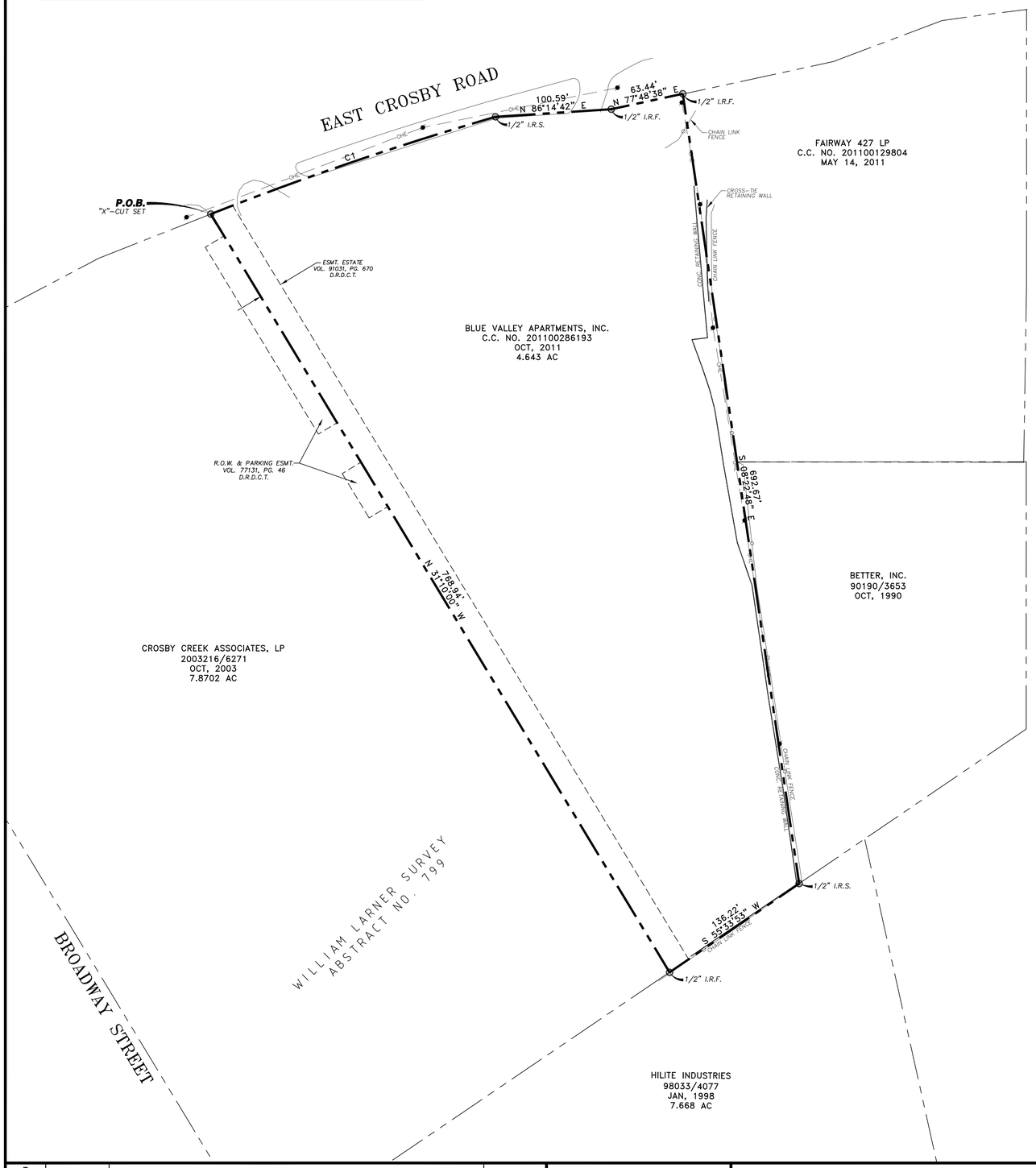
CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2834.79	05°16'36"	261.07	N 71°08'19" E	260.97



50 0 50 100
scale 1" = 50' feet

CITY OF CARROLLTON, TEXAS
LA SOMBRA APARTMENTS

DESCRIPTION:

BEING A 4.643 ACRE TRACT OF LAND IN THE WILLIAM LARNER SURVEY, ABSTRACT NO. 799, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DEEDED TO BLUE VALLEY APARTMENTS, INC. AND RECORDED IN COUNTY CLERKS FILE NO. 201100286193 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

The POINT OF BEGINNING is an "X" cut in concrete set for the northwest corner of the tract of land herein described, being the northeast corner of a tract of land as deeded to Crosby Creek Associates, L.P. and recorded in Volume 2003216, Page 6271, DRDCT, and being on the south line of the Right of Way for East Crosby Road, said point being at the beginning of a curve to the right;

THENCE with said curving Right of Way having a radius of 2834.79 feet, through a central angle of 05°16'36", an arc distance of 261.07 feet, and having a chord which bears North 71°08'19" East, a distance of 260.97 feet to a half inch iron rod with cap marked "BW2" set to mark the point;

THENCE North 86°14'42" East, continue with said Right of Way, a distance of 100.59 feet to a half inch iron rod found marking the point;

THENCE North 77°48'38" East, continue with said Right of Way, a distance of 63.44 feet to a half inch iron rod found marking the point, said point being the northeast corner of the tract herein described, and being on the south line of the Right of Way for East Crosby Road, and being the northwest corner of a tract of land as deeded to Fairway 427, LP and recorded in County Clerks File No. 201100129804, DRDCT;

THENCE South 08°22'48" East, departing said Right of Way with the line common to said Blue Valley tract and said Fairway tract and a tract of land as deeded to Better, Inc. and recorded in Volume 90191, Page 3653, DRDCT, a distance of 692.67 feet to a half inch iron rod with cap marked "BW2" set to mark the point, said point being the southeast corner of the tract herein described, being the southwest corner of said Better, Inc. tract, and being on the north line of a tract of land as deeded to Hilite Industries, Inc. and recorded in Volume 98033, Page 4077, DRDCT;

THENCE South 55°33'53" West, with the line common to said Blue Valley tract and said Hilite Industries tract, a distance of 136.22 feet to half inch iron found marking the point, said point being the southwest corner of the tract herein described, being on the north line of said Hilite Industries tract, and being the southeast corner of said Crosby Creek tract;

THENCE North 31°10'00" West, with the line common to said Blue Valley tract and said Crosby Creek tract, a distance of 768.94 feet to the POINT OF BEGINNING, and containing 4.643 acres of land.

NOTES:

1. ONLY THE ITEMS LISTED IN FIRST AMERICAN TITLE COMMITMENT GF NO. 12R03478 WR3 (SCHEDULE B), AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY.

   10a. EASEMENT AND MEMORANDUM OF AGREEMENT FOR TIME WARNER CABLE IN CC# 20070393807 – BLANKET EASEMENT.

   10e. RIGHT OF WAY AND PARKING EASEMENT IN VOLUME 77131, PAGE 46 – SHOWN HEREON.

   10f. CABLE TELEVISION EASEMENT FOR METROPLEX INC IN VOLUME 95117, PAGE 1202 – BLANKET EASEMENT.

2. ALL BEARINGS ARE BASED ON THE RECORD BEARING OF THE WEST LINE (N 31°10'00" W) OF THE TRACT HEREIN DESCRIBED.

CERTIFICATION:

THIS SURVEY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION II SURVEY.

_____ _____
JOHN F. WILDER, RPLS NO. 4285 DATE

NO.	DATE	REVISION	REVIEWED
7			
6			
5			
4			
3			
2			
1			

DRAWN: BW2
DESIGN: BW2
REVIEWED: BW2
SCALE: 1" = 50'
DATE: JUNE 2012
DWG. NAME: 1553-BNDRY.DWG

BW2 Engineers, Inc.
1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (T) (972) 864-8220 (F)
Firm Registration No. F-5290

BOUNDARY SURVEY
LA SOMBRA APARTMENTS
CITY OF CARROLLTON, TEXAS

SHEET NO. 1
OF 1 SHEETS
JOB NO. 12-1553

J:\12-1553\DRAWINGS\1553-BOUNDARY-SURVEY.DWG