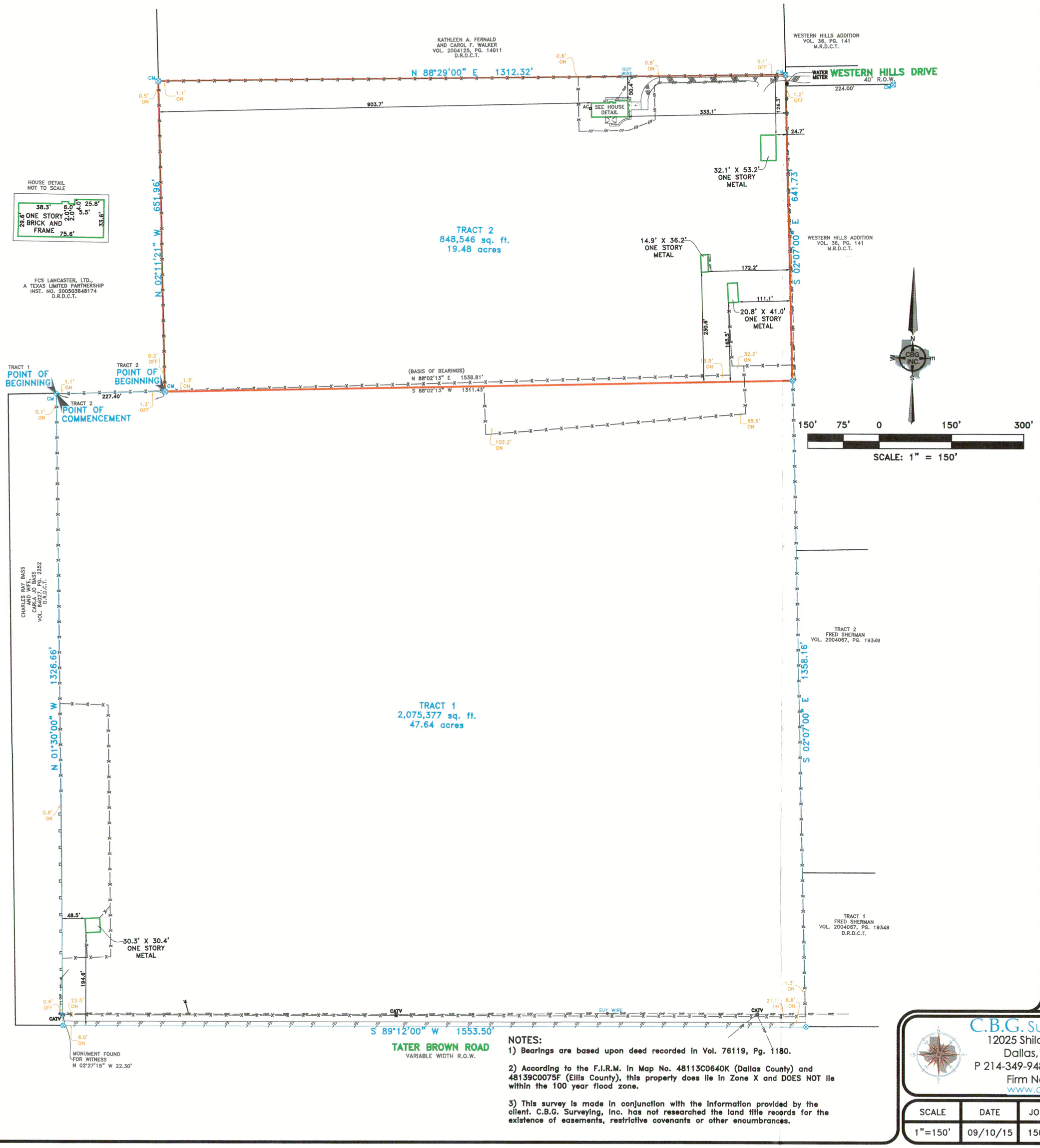


2820 Western Hills Drive

Tract 1:

Being a tract of land situated in the J.A. Joy Survey, Abstract Number 693, in Dallas County, Texas and J.A. Joy Survey, Abstract Number 1352, in Ellis County, Texas, same being that tract of land conveyed to Arlon J. Miller and wife, Mary A. Miller, by deed recorded in Volume 76119, Page 1180, Deed Records, Dallas County, Texas (Tract 1) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Charles Ray Bass and wife, Carla Jo Bass, by deed recorded in Volume 84027, Page 2252, Deed Records, Dallas County, Texas and being along the South line of that tract of land conveyed to FCS Lancaster, LTD., a Texas Limited Partnership, by deed recorded in Instrument Number 200503648174, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 02 minutes 13 East, along the South line of said FCS Lancaster tract, passing at a distance of 227.40 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said FCS Lancaster tract and being the Southwest corner of that tract of land conveyed to Arlon J. Miller and wife, Mary A. Miller, by deed recorded in Volume 76119, Page 1180, Deed Records, Dallas County, Texas (Tract 2), continuing a total distance of 1538.81 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped C.B.G. Surveying for corner, said corner being the Southeast corner of said Miller tract (Tract 2) and being along the West line of Western Hills Addition, an addition in Dallas County, Texas, according to the plat thereof recorded in Volume 36, Page 141, Map Records, Dallas County, Texas;

THENCE South 02 degrees 07 minutes 00 seconds East, along the West line of said Western Hills Addition, continuing along that tract of land conveyed to Fred Sherman, by deed recorded in Volume 2004067, Page 19349, Deed Records, Dallas County, Texas (Tract 2), continuing along that tract of land conveyed to Fred Sherman, by deed recorded in Volume 2004067, Page 19349, Deed Records, Dallas County, Texas (Tract 1), a distance of 1358.16 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped C.B.G. Surveying for corner, said corner being the Southwest corner of said Sherman tract (Tract 1) and being along the North line of Tater Brown Road (variable width right-of-way);

THENCE South 89 degrees 12 minutes 00 seconds West, along the North line of said Tater Brown Road, a distance of 1553.50 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped C.B.G. Surveying for corner, said corner being the Southeast corner of said Bass tract, from which a monument found bears North 02 degrees 27 minutes 15 seconds West, a distance of 22.30 feet for witness;

THENCE North 01 degrees 30 minutes 00 seconds West, along the East line of said Bass tract, a distance of 1326.66 feet to the POINT OF BEGINNING and containing 2,075,377 square feet or 47.64 acres of land.

Tract 2:

Being a tract of land situated in the J.A. Joy Survey, Abstract Number 693, in Dallas County, Texas and J.A. Joy Survey, Abstract Number 1352, in Ellis County, Texas, same being that tract of land conveyed to Arlon J. Miller and wife, Mary A. Miller, by deed recorded in Volume 76119, Page 1180, Deed Records, Dallas County, Texas (Tract 2) and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Charles Ray Bass and wife, Carla Jo Bass, by deed recorded in Volume 84027, Page 2252, Deed Records, Dallas County, Texas and being along the South line of that tract of land conveyed to FCS Lancaster, LTD., a Texas Limited Partnership, by deed recorded in Instrument Number 200503648174, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 02 minutes 13 seconds East, along the South line of said FCS Lancaster tract, a distance of 227.40 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said FCS Lancaster tract and being along the North line of that tract of land conveyed to Arlon J. Miller and wife, Mary A. Miller, by deed recorded in Volume 76119, Page 1180, Deed Records, Dallas County, Texas (Tract 1) and the POINT OF BEGINNING of that tract herein described;

THENCE North 02 degrees 11 minutes 21 seconds West, along the East line of said FCS Lancaster tract, a distance of 651.96 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Kathleen A. Fernald and Carol F. Walker, by deed recorded in Volume 2004125, Page 14011, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 29 minutes 00 seconds East, along the South line of said Fernald/Walker tract, a distance of 1312.32 feet to a 5/8" inch iron rod found for corner, said corner being the Southeast corner of said Fernald/Walker tract and being along the West line of Western Hills Addition, an addition in Dallas County, Texas, according to the map thereof recorded in Volume 36, Page 141, Map Records, Dallas County, Texas;

THENCE South 02 degrees 07 minutes 00 seconds East, along the West line of said Western Hills Addition, a distance of 641.73 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped C.B.G. Surveying for corner, said corner being the Northeast corner of said Miller tract (Tract 1);

THENCE South 88 degrees 02 minutes 13 seconds West, along the North line of said Miller tract (Tract 1), a distance of 1311.43 feet to the POINT OF BEGINNING and containing 848,546 square feet or 19.48 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to John Miller and Sandra Resch, (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 10th day of September, 2015

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

NOTES:
1) Bearings are based upon deed recorded in Vol. 76119, Pg. 1180.

2) According to the F.I.R.M. in Map No. 48113C0640K (Dallas County) and 48139C0075F (Ellis County), this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

3) This survey is made in conjunction with the information provided by the client. C.B.G. Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

REVISIONS		
DATE	BY	NOTES
09/16/15	BM	COMMENTS
10/01/15	BM	ADDITION NAME

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- POINT FOR CORNER
- 5/8" IRON ROD FOUND
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- MONUMENT FOUND
- BRICK COLUMN
- AC – AIR CONDITIONING
- FIRE HYDRANT
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5' WIDE TYPICAL BARBED WIRE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH,DECK OR CARPORT
- OES – OES OVERHEAD ELECTRIC SERVICE
- OHP – OHP OVERHEAD POWER LINE
- CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=150'	09/10/15	1506687		BM

67.12 ACRES

J.A. JOY SURVEY, ABSTRACT NO. 693 AND 1352

DALLAS AND ELLIS COUNTY, TEXAS

2820 WESTERN HILLS DRIVE