

SURVEY PLAT

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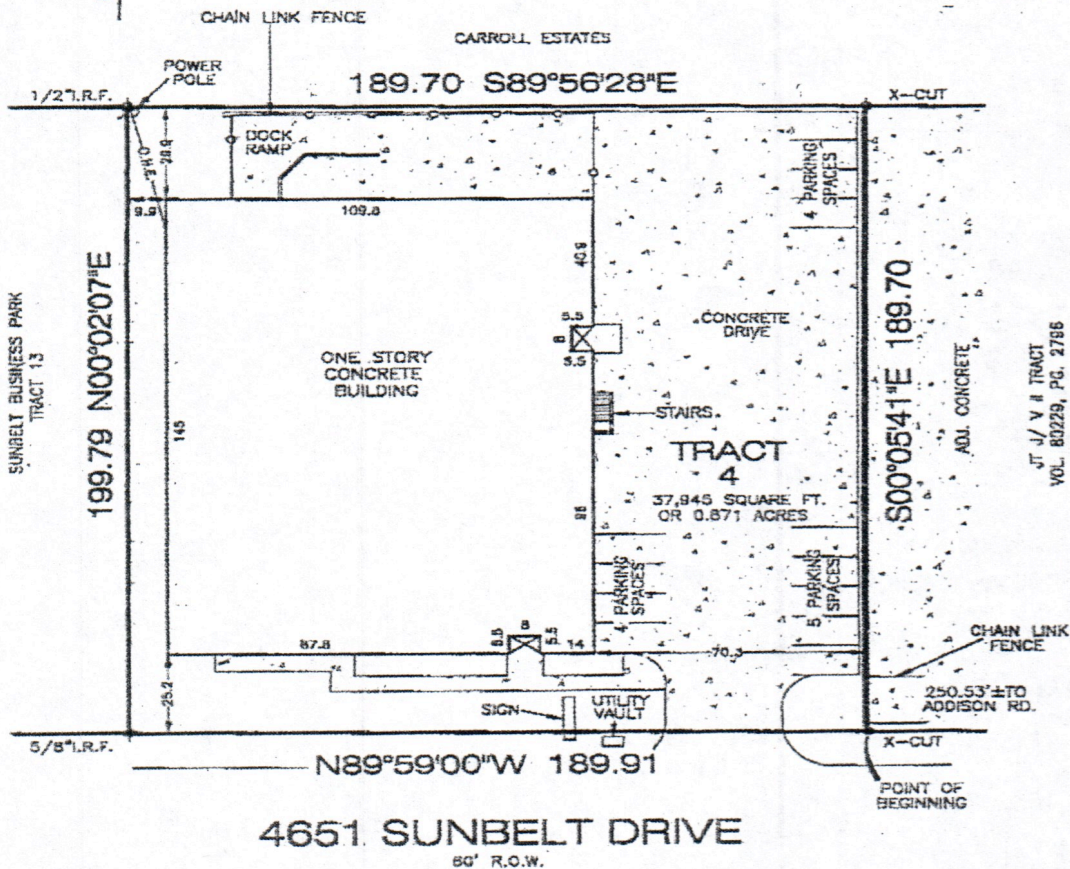
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 4651 SUNBELT DRIVE IN THE CITY OF ADDISON, TEXAS. DESCRIBED AS FOLLOWS:
SEE ATTACHED LEGAL DESCRIPTION:



Dennis R. Dohson

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____

DATE: _____



TO: LAND AMERICA AMERICAN TITLE AND INTERNATIONAL COPIER EXCHANGE, INC., AND OR ASSIGNS
THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER AND TITLE COMPANY ONLY AND IS MADE RELYING ON THE INFORMATION PROVIDED BY SAID TITLE COMPANY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.L. 2004, NO. 002149. 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 AND AS INDICATED; LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES AND THE DISTANCES INDICATED, AND THERE ARE NO HIDDEN AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE AND DATE. UNAUTHORIZED USE IS NOT PERMITTED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. SURVEY IS PROTECTED BY UNITED STATES COPYRIGHT LAW. ALL RIGHTS RESERVED.

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VRACH LAND SURVEYING CO.

THIS PROPERTY APPEARS TO BE WITHIN ZONE <u>X</u> ACCORDING TO FLOOD INSURANCE RATE MAP FOR <u>DEWAS COUNTY</u> , TEXAS, COMMUNITY PANEL NO. <u>5511000000</u> , DATED <u>AUG. 23, 2003</u>	SCALE: <u>1"=40'</u> DATE: <u>11/9/2004</u> JOB NO: <u>111204</u> DRAWN BY: <u>C.C.</u>	(972) 790-5581 FAX (972) 264-4268 544 W. AIRPORT Fwy. IRVING, TX 75062
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LEGAL DESCRIPTION:

4651 Sunbelt Drive
Addison, TX

BEING Tract 4, Block B of TRACT FOUR, SUNBELT BUSINESS PARK an Addition to the City of Addison, Texas according to the Map thereof recorded in Volume 78228, Page 3246 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEING a 37,945 square foot tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT NO.792, City of Addison, DALLAS County, Texas, and being part of Block B of the Sunbelt Business Park, an Addition to the City of Addison, according to the plat thereof recorded in Volume 77215, Page 2834, Deed Records, DALLAS County, Texas, and also being all that certain tract conveyed to Daryl N. Snadon by Deed recorded in Volume 95206, Page 1876, Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found for corner in the North line of Sunbelt Drive (60 ft. right-of-way at this point), said corner being the Southwest corner of a tract of land conveyed to JT J/V II by deed recorded in Volume 80229, Page 2796, Deed Records, Dallas County, Texas:

THENCE North 89 degrees 59 minutes 00 seconds West, along said North line of Sunbelt Drive, a distance of 189.91 feet to a 5/8 inch iron rod found for corner, said corner also being the Southeast corner of Sunbelt Business Park, Tract 13, recorded in Volume 79227, Page 1510, Deed Records, DALLAS County, Texas;

THENCE North 00 degrees 02 minutes 07 seconds West, departing said North line and along the East line of said Tract 13, a distance of 199.79 feet to a 1/2 inch iron rod found for corner in the South line of Carroll Estates, recorded in Volume 80101, Page 2309, Deed Records, DALLAS County, Texas;

THENCE North 89 degrees 56 minutes 28 seconds East, along said South line a distance of 189.70 feet to an "X" cut found for corner at the Northwest corner of the aforementioned JT J/V II Tract;

THENCE South 00 degrees 05 minutes 41 seconds East, along the West line of said tract, a distance of 200.04 feet to THE POINT OF BEGINNING and CONTAINING 37,945 square feet or 0.871 acres of land, more or less.

FIELD NOTES PREPARED BY


DENNIS R. DOIRON R.P.L.S.#5567

