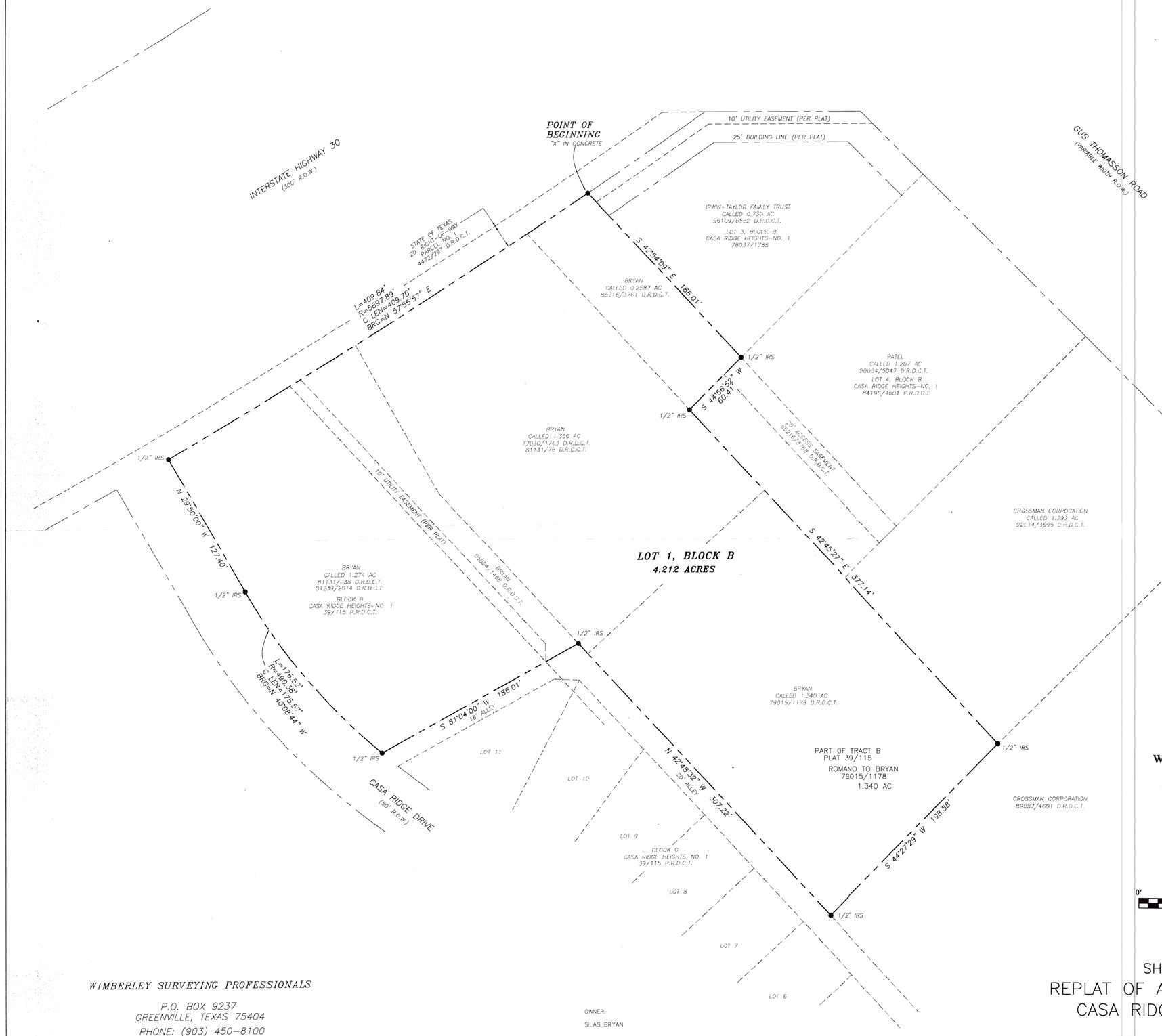

FIELD NOTES

BEING a 4.212 acre tract and being all that certain lot, tract or parcel of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas and being all of called 0.2587 acre tract described in a deed from R. C. Oswalt to Silas Bryan as recorded in Volume 85216, Page 3761, Deed Records of Dallas County, Texas, all of called 1.356 acre tract described in a deed from Richard M. Romano, Trustee to Silas Bryan as recorded in Volume 77030, Page 1763, Deed Records of Dallas County, Texas and in a deed from Barbara J. Bryan to Silas Bryan as recorded in Volume 81131, Page 76, Deed Records of Dallas County, Texas, all of called 1.340 acre tract described in a deed from Richard M. Romano, Trustee to Silas Bryan as recorded in Volume 79015, Page 1178, Deed Records of Dallas County, Texas, all of a tract described as a 20 feet wide alley in a deed from the City of Mesquite to Silas Bryan as recorded in Volume 85024, Page 1468, Deed Records of Dallas County, Texas, and all of called 1.274 acre tract described as Block B, Casa Ridge Heights-No. 1 according to the plat thereof recorded in Volume 39, Page 115, Plat Records of Dallas County, Texas, in a deed from Barbara Bryan to Silas Bryan as recorded in Volume 81131, Page 238, Deed Records of Dallas County, Texas and in a deed from Barbara Bryan to Silas Bryan as recorded in Volume 84239, Page 2014, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an X in concrete at the north corner of said 0.2587 acre tract and the west corner of a called 0.730 acre tract described as Lot 3, Block B, Casa Ridge Heights-No. 1 according to the plat thereof recorded in Volume 78037, Page 1788, P.R.D.C.T., in a deed to Irwin-Taylor Family Limited Partnership as recorded in Volume 96109, Page 6562, D.R.D.C.T., on the southeast line of Interstate Highway 30 (300 feet R.O.W.), for a corner;

THENCE S 42°54'09" E along the northeast line of said 0.2587 acre tract and the southwest line of said 0.730 acre tract a distance of 186.01 feet to a 1/2 inch iron rod set at the east corner of said 0.2587 acre tract and the south corner of said 0.730 acre tract, on the northwest line of a called 1.207 acre tract described as Lot 4, Block B, Casa Ridge Heights-No. 1 according to the plat thereof recorded in Volume 84196, Page 4601, P.R.D.C.T., in a deed to Somabhai I. Patel and wife, Jasuben S. Patel, et al as recorded in Volume 90004, Page 5047, D.R.D.C.T., for a corner;

THENCE S 44°56'52" W along the southeast line of said 0.2587 acre tract and the northwest line of said 1.207 acre tract a distance of 60.41 feet to a 1/2 inch iron rod set at the south corner of said 0.2587 acre tract and the west corner of said 1.207 acre tract, on the northeast line of said 1.356 acre tract, for a corner;

THENCE S 42°45'27" E along the northeast lines of said 1.356 acre tract and said 1.340 acre tract, and along the southwest lines of said 1.207 acre tract and a called 1.292 acre tract described in a deed to Crossman Corporation as recorded in Volume 92014, Page 3695, D.R.D.C.T., a distance of 377.14 feet to a 1/2 inch iron rod set at the east corner of said 1.340 acre tract and the south corner of said 1.292 acre tract, on the northeast line of a tract described in a deed to Crossman Corporation as recorded in Volume 89087, Page 4601, D.R.D.C.T., for a corner;

THENCE S 44°27'29" W along the southeast line of said 1.340 acre tract and the northwest line of said Crossman tract (89087/4601 D.R.D.C.T.) a distance of 198.58 feet to a 1/2 inch iron rod set at the south corner of said 1.340 acre tract and the west corner of said Crossman tract (89087/4601 D.R.D.C.T.), on the northeast line of a 20 feet wide alley (39/10.730 acr????a15 P.R.D.C.T.), for a corner;

THENCE N 42°48'32" W along the southwest lines of said 1.340 acre tract and said 1.356 acre tract, and along the northeast line of said 20 feet wide alley a distance of 307.22 feet to a 1/2 inch iron rod set at the east corner of said Bryan tract (85024/1468 D.R.D.C.T.), at the intersection of the northeast line of said 20 feet wide alley (39/115 P.R.D.C.T.) and the northwest line of a 16 feet wide alley (39/115 P.R.D.C.T.), for a corner;

THENCE S 61°04'00" W along the southeast lines of said Bryan tract (85024/1468 D.R.D.C.T.) and said 1.274 acre tract, and along the northwest line of said 16 feet wide alley a distance of 186.01 feet to a 1/2 inch iron rod set at the south corner of said 1.274 acre tract, at the intersection of the northeast line of said 16 feet wide alley (39/115 P.R.D.C.T.) and the northeast line of Casa Ridge Drive (50 feet R.O.W.), and at the beginning of a curve to the right, for a corner;

THENCE along the southeast line of 1.274 acre tract and the northeast line of said Casa Ridge Drive, and along said curve having a radius of 490.38 feet, an arc length of 176.52 feet, being subtended by a chord of N 40°08'44" W a distance of 175.57 feet to a 1/2 inch iron rod set at the end of said curve, for a corner;

THENCE N 29°50'00" W along the southwest line of 1.274 acre tract and the northeast line of said Casa Ridge Drive a distance of 127.40 feet to a 1/2 inch iron rod set at the west corner of said 1.274 acre tract, at the intersection of the northeast line of said Casa Ridge Drive and the southeast line of said Interstate Highway 30, and at the beginning of a curve to the left, for a corner;

THENCE along the northwest lines of 1.274 acre tract, said Bryan tract (85024/1468 D.R.D.C.T.), said 1.356 acre tract and said 0.2587 acre tract, and along the southeast line of said Interstate Highway 30, and along said curve having a radius of 5897.89 feet, an arc length of 409.84 feet, being subtended by a chord of N 57°55'57" E a distance of 409.75 feet to the POINT OF BEGINNING and containing 4.212 acres of land.

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Silas Bryan does hereby adopt this plat designating the herein-described property as a Replat of a Portion of Block B, Casa Ridge Heights – No. 1, an addition to the City of Mesquite, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from or upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the full right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

Water mains and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Mesquite, Texas.

WITNESS MY HAND at _____, Texas, this the ____ day of _____, 20___.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:

COUNTY OF DALLAS:

That I, Ronald D. Wimberley, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Mesquite, Dallas County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the 22nd day of November, 2010.

Ronald D. Wimberley, R.P.L.S. No. 6005

STATE OF TEXAS
REGISTERED
RONALD D. WIMBERLEY
6005
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Ronald D. Wimberely, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2010.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CITY OF MESQUITE

Tax Status

Paid _____ Unpaid _____

Manager of Collections

To the County Clerk of Dallas County:

"This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Mesquite, Texas."

Under ordinance adopted by the City of Mesquite on September 3, 1973, the approval of this plat by the City of Mesquite is automatically terminated after the ____ day of _____, 20___, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.

By _____
Commission Officer

Attest _____
Secretary

WIMBERLEY SURVEYING PROFESSIONALS

P.O. BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 454-2902

JOB NO. 10107

OWNER:

SILAS BRYAN

ENGINEER:

WIMBERLEY SURVEYING PROFESSIONALS

SHORT FORM PLAT

REPLAT OF A PORTION OF BLOCK B CASA RIDGE HEIGHTS – NO. 1

LOT 1, BLOCK B

BEING 4.212 acres of land located in the John Hardin Survey, Abstract No. 545 in the City of Mesquite, Dallas County, Texas

November 15, 2010

PLAT OF 2764 IH 30