

Exhibit "A"  
Metes and Bounds Description  
For  
Special Use Ordinance No. 99-427

1007 West Beltline Road  
P&Z Case # 98-63

SURVEY PLAT

Being all that certain lot, part or parcel of land situated in the City of Cedar Hill and a part of the E.L. Bogen Survey Abstract No. 131, Dallas County, Texas, and being the same property conveyed to Madeline Nafis Brooks, Virginia Nafis Rawver, Don Kearney Nafis, Charles Francis Nafis III, David Charles O'Neil and John James Nafis as to Life Estate and being more particularly

BEGINNING at a 1/4" iron rod found for corner in the North line of Belt Line Road (variable width right of way) that is the most Southerly Southeast corner of said Nafis tract and same being the Southeast corner of a 0.337 acre tract conveyed to Melany M. Jolley by deed recorded in Volume 07252 Page 2000 Dallas County, Texas on 04/22/98

49 chm. West-144.0 (feet) to a 1/4" iron rod found at the Southwest corner of said Nafis tract and same being the Southeast corner of a 4.9 acre tract conveyed to T.P. and Shirley L. Webb by deed recorded in Volume 41126 Page 600, D.R.D.C.T.

THENCE North (True) Distance 600.00 feet along the West line of said Nafis tract and the East line of said Webb tract and same being the South line of a 1.07 acre tract conveyed to Warren Y. and Carmen E. Caray by deed recorded in Volume 97127 Page 4326, D.R.D.C.T.

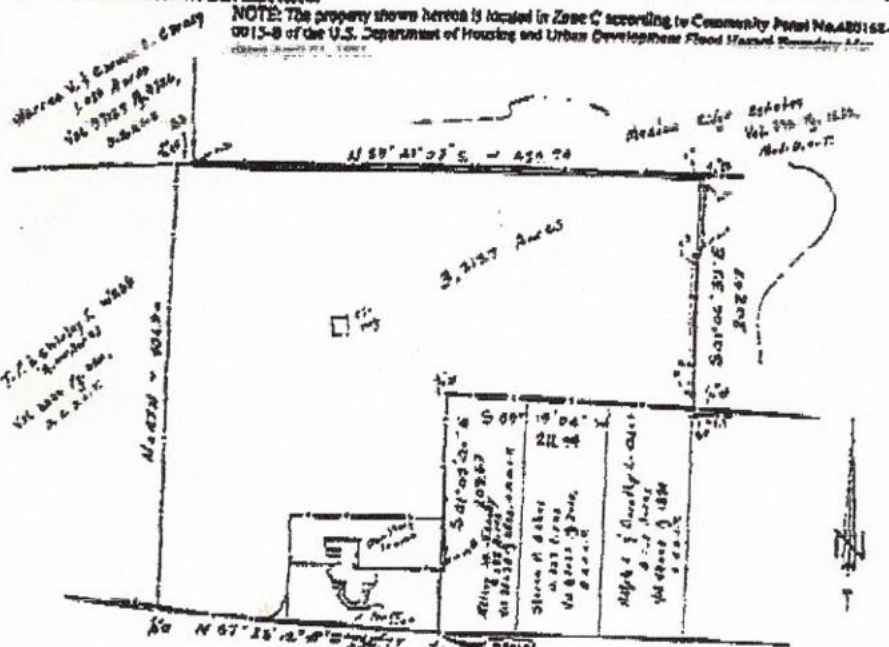
THENCE North 29 deg. 21 min. 01 sec. West along the North line of the Nafis tract and passing the Southeast corner of said Caray of Cedar Hill as recorded in Volume 232 Page 125, Map Records, Dallas County, Texas, and containing a road easement of 439.74 feet (0.000-0.155 feet) by a 2" iron rod found at the Northwest corner of the Nafis tract and same being the Southeast corner of the Nafis tract and same being the Northwest corner of the D.R.D.C.T.

THENCE South 01 deg. 09 min. 01 sec. East along the West line of said Jolley tract and the West line of said Nafis tract and same being the Northwest corner of the D.R.D.C.T.

THENCE South 01 deg. 09 min. 01 sec. East along the West line of said Jolley tract and the West line of said Nafis tract and same being the Northwest corner of the D.R.D.C.T.

THENCE South 01 deg. 09 min. 01 sec. East along the West line of said Jolley tract and the West line of said Nafis tract and same being the Northwest corner of the D.R.D.C.T.

NOTE: The property shown hereon is located in Zone C according to Community Plan No. 480162-0015-B of the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map dated March 22, 1997.



BELT LINE ROAD  
(variable width r.o.w.)

This plat is a true, correct, and accurate representation of the property, as indicated by the survey, the lines and dimensions as well as the location of existing improvements on the plot. The size and location of existing improvements are as shown.

THIS SURVEY WAS PREPARED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN DEED OR INSTRUMENT NO. OF DATE TITLE CO.

JOB # 19910 DATE 2-10-99 SCALE 1" = 100'

222 Texas St. Cedar Hill, Texas 75104 (972) 291-7848

tract at 11.8 feet, said Southeast corner also being the most Northerly Southwest corner of Meadow Ridge Estates Addition of Cedar Hill as recorded in Volume 282 Page 1258, Map Records, Dallas County, Texas, and continuing a total distance of 439.74 feet (deed-415.0 feet) to a 1/2" iron rod found at the Northeast corner of the Nafus tract;

**THENCE** South 01 deg. 06 min. 39 sec. East along the East line of the Nafus tract and a West line of Meadow Ridge Estates Addition a distance of 207.67 (deed-208.0 feet) to a 1/2" iron rod found at the Northerly Southeast corner of the Nafus tract and same being the Northeast corner of a 0.337 acre tract conveyed to Ralph L. and Dorothy L. Odell by deed recorded in Volume 88064 Page 1894, D.R.D.C.T.,

**THENCE** South 89 deg. 19 min. 04 sec. West along the Northerly South line of said Nafus tract a distance a distance of 211.44 feet (deed-West-210.0 feet) to a 1/2" iron rod found at an "L" corner of said Nafus tract and same being the Northwest corner of the aforementioned Jacoby 0.337 acre tract;

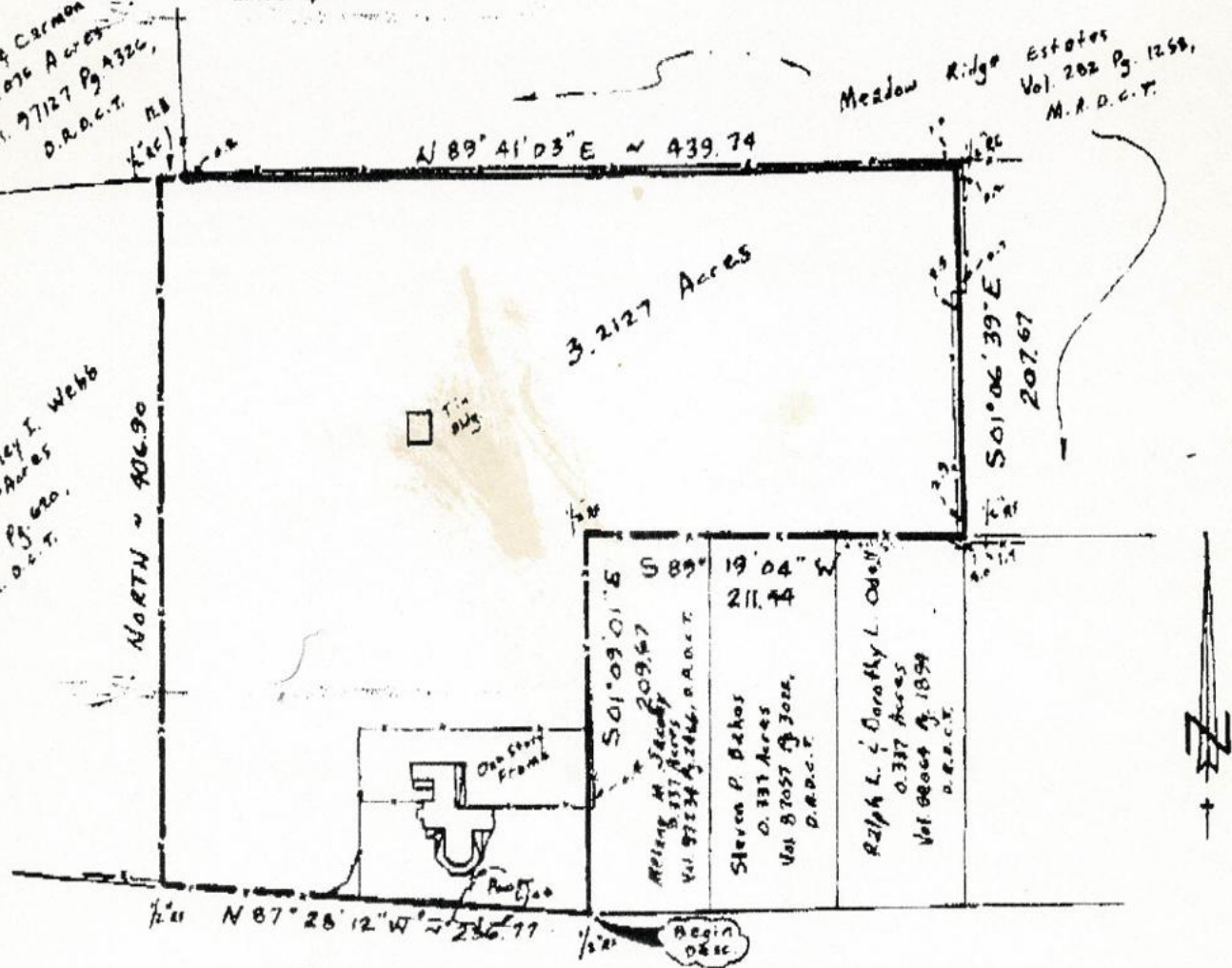
**THENCE** South 01 deg. 09 min. 01 sec. East along the West line of said Jacoby tract and the Westerly East line of said Nafus tract a distance of 209.57 feet (deed-South-210.0 feet) to the **PLACE OF BEGINNING** and containing **3.2127** acres of land and also being generally known as **1007 W. Belt Line Road**.

NOTE: The property shown hereon is located in Zone C according to Community Panel No.480168-0015-B of the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map dated April 01, 1981.

Warren V. & Carmon E. Carney  
1.026 Acres  
Vol. 97127 Pg. 432c  
D.R.D.C.T.

Meadow Ridge Estates  
Vol. 282 Pg. 1258,  
M.A.D.C.T.

T.P. & Shirley I. Webb  
4.000 Acres  
Vol. 8122 Pg. 620.  
D.A.D.C.T.



**BELT LINE ROAD**  
(Variable Width R.O.W.)

This plat is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being indicated on the plat, the size and location of existing improvements are as shown.  
**THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN.**

This survey was performed in connection with the transaction described in  
CF No. Go 00295537 0= of Alamo Title Co.,

JOB # 15916 DATE 2-16-99 SCALE 1" = 100'



*Michael L. Cox*

# SURVEY PLAT

Being all that certain lot, tract or parcel of land situated in the City of Cedar Hill and a part of the S.J. Baggett Survey Abstract No.131, Dallas County, Texas, and being the same property conveyed to Maxine Nafus Brooks, Virginia Nafus Reaves, Don Ramsey Nafus, Charles Fredrick Nafus III, Edyth Charlene O'Neill and John James Nafus as to Life Estate and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found for corner in the North line of Belt Line Road (variable width right of way) that is the most Southerly Southeast corner of said Nafus tract and same being the Southwest corner of a 0.337 acre tract conveyed to Melany M. Jacoby by deed recorded in Volume 97234 Page 2466, Deed Records, Dallas County, Texas (D.R.D.C.T.);

**THENCE** North 87 deg. 28 min. 12 sec. West along the North line of Belt Line Road a distance of 236.77 feet (deed- North 86 deg. 45 min. West-214.0 feet) to a 1/2" iron rod found at the Southwest corner of said Nafus tract and same being the Southeast corner of a 4.0 acre tract conveyed to T.P. and Shirley I. Webb by deed recorded in Volume 81126 Page 620, D.R.D.C.T.;

**THENCE** North (Deed Reference Bearing) along the West line of said Nafus tract and the East line of said Webb tract a distance of 406.9 feet (deed-409.0) to a 1/2" iron rod found for the common North corner of the Nafus tract and said Webb tract and also being in the South line of a 1.07 acre tract conveyed to Warren V. and Cermen E. Carney by deed recorded in Volume 97127 Page 4326, D.R.D.C.T.;

**THENCE** North 89 deg. 41 min. 03 sec. East along the North line of the Nafus tract and passing the Southeast corner of said Carney tract at 11.8 feet, said Southeast corner also being the most Northerly Southwest corner of Meadow Ridge Estates Addition to the City of Cedar Hill as recorded in Volume 282 Page 1258, Map Records, Dallas County, Texas, and continuing a total distance of 439.74 feet (deed-415.0 feet) to a 1/2" iron rod found at the Northeast corner of the Nafus tract;

**THENCE** South 01 deg. 06 min. 39 sec. East along the East line of the Nafus tract and a West line of Meadow Ridge Estates Addition a distance of 207.67 (deed -208.0 feet) to a 1/2" iron rod found at the Northerly Southeast corner of the Nafus tract and same being the Northeast corner of a 0.337 acre tract conveyed to Ralph L. and Dorothy L. Odell by deed recorded in Volume 88064 Page 1894, D.R.D.C.T.;

**THENCE** South 89 deg. 19 min. 04 sec. West along the Northerly South line of said Nafus tract a distance a distance of 211.44 feet (deed-West-210.0 feet) to a 1/2" iron rod found at an "L" corner of said Nafus tract and same being the Northwest corner of the aforementioned Jacoby 0.337 acre tract;

**THENCE** South 01 deg. 09 min. 01 sec. East along the West line of said Jacoby tract and the Westerly East line of said Nafus tract a distance of 209.67 feet (deed-South-210.0 feet) to the **PLACE OF BEGINNING** and containing **3.2127 acres** of land and also being generally known as **1007 W. Belt Line Road**.

NOTE: The property shown hereon is located in Zone C according to Community Panel No.480168-0015-B of the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map dated April 01, 1981.

Warren V. & Cermen E. Carney  
1.076 Acres  
Vol. 97127 Pg. 4326,  
D.R.D.C.T.

Meadow Ridge Estates  
Vol. 282 Pg. 1258,  
M.R.D.C.T.

T.P. & Shirley I. Webb  
4.00 Acres  
Vol. 81126 Pg. 620,  
D.R.D.C.T.

NORTH ~ 406.90

N 89° 41' 03" E ~ 439.74

3.2127 Acres

S 01° 06' 39" E ~ 207.67

S 01° 09' 01" E  
209.67  
Melany M. Jacoby  
0.337 Acres  
Vol. 97234 Pg. 2466, D.R.D.C.T.

S 89° 19' 04" W  
211.44  
Steven P. Babas  
0.337 Acres  
Vol. 87057 Pg. 3026,  
D.R.D.C.T.

Ralph L. & Dorothy L. Odell  
0.337 Acres  
Vol. 88064 Pg. 1894  
D.R.D.C.T.

