



**S.A. & M. G. RAILROAD CO. SURVEY**  
**ABSTRACT NO. 1443**  
**10.85969 ACRES**

**SURVEY PLAT**  
 TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date made a careful and accurate survey of property described as follows:

BEING a tract of land situated in the City of Balch Springs, Dallas County, Texas, being part of the S. A. and M.G. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1443, being all of a called 10.939 acre tract of land conveyed to DeWitt O. Dunaway by deed recorded in Volume 92059, Page 2666, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, in the South right of way line of Quail Drive (a 40' R.O.W.) being the Northwest corner of said Dunaway 10.939 acre tract, being in the West line of a tract of land conveyed to Claude H. Julian by deed recorded in Volume 746, Page 1803, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 26 minutes 26 seconds East, along the South R.O.W. line of said Quail Drive, a distance of 140.00 feet to the Northwest corner of a tract of land conveyed to Mrs. Violet Johnson by deed recorded in Volume 3377, Page 417, Deed Records, Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE South 01 degrees 28 minutes 04 seconds East, along the West line of said Johnson tract, a distance of 309.86 feet to the Southwest corner of said Johnson tract, a 1/2" iron pipe found for corner;

THENCE North 88 degrees 26 minutes 26 seconds East, along the South line of said Johnson tract, a distance of 140.00 feet to the Southeast corner of said Johnson tract, a 2" iron pipe found for corner;

THENCE North 01 degrees 28 minutes 04 seconds West, along the East line of said Johnson tract, a distance of 309.86 feet to the Northeast corner of said Johnson tract, being in the South R.O.W. line of said Quail Drive, a 1/2" iron rod found for corner;

THENCE North 88 degrees 26 minutes 26 seconds East, along the South R.O.W. line of said Quail Drive, a distance of 112.31 feet to the Northeast corner of said Dunaway 10.939 acre tract, and being the Northwest corner of a called 1.155 acre tract of land conveyed to Century American Village "B", Ltd. by deed recorded in Volume 83215, Page 3645, Deed Records, Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE South 01 degree 08 minutes 38 seconds West, along the East line of said Dunaway 10.939 acre tract, a distance of 1473.80 feet to the Southeast corner of said Dunaway 10.939 acre tract and being the Northeast corner of the SAFEWAY ADDITION NO. 1, an addition to the City of Balch Springs, Texas, a 3/4" iron pipe found for corner;

THENCE South 88 degrees 21 minutes 44 seconds West, along the South line of said Dunaway 10.939 acre tract, along the North line of said SAFEWAY ADDITION NO. 1, a distance of 309.19 feet to the Southwest corner of said Dunaway 10.939 acre tract, a 1/2" iron rod found for corner, and being the Southeast corner of a tract of land conveyed to Daniel H. McDowell, and wife, by deed recorded in Volume 69029, Page 1631, Deed Records, Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE North 02 degrees 05 minutes 21 seconds West, along the West line of said Dunaway 10.939 acre tract, along the East line of said McDowell tract, passing the Northeast corner of said McDowell tract at 144.47 feet, passing the Southeast corner of said Julian tract at 802.82 feet, a total distance of 1472.64 feet to the PLACE OF BEGINNING, and containing 10.85969 acres of land, more or less.

BEARINGS BASED ON RECORDED PLAT, Volume 92059, Page 2666, D.R.D.C.T.

I hereby certify the plat hereon is a correct and accurate representation of the property as determined by survey on the ground under my supervision, subject to any and all easements, reservations and restrictions of which I have been advised, the lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. There are no encroachments, conflicts or proceedings, except as shown.

*Don Parish*  
 Don Parish No. 2516  
 Registered Professional Land Surveyor



Date: 3-8-96  
 Scale: 1" = 50'  
 W.O. #: 55001  
 Invoice: 52050

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