

Dallas Christian College

FARMINGTON PARK ESTATES (1ST INSTALLMENT) VOL. 45, PG. 207

SURVEY PLAT

WHISPERWOOD ESTATES VOL. 72121, PG. 19

ED BONNEAU VOL. 79183, PG. 973 M=918.95 DEED=917.50 S 89°42'25" E

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED: THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 2700 CHRISTIAN PARKWAY, DALLAS CHRISTIAN COLLEGE ADDITION, REVISED, AN ADDITION TO THE CITY OF FARMER'S BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 76195, PAGE 967, MAP RECORDS, DALLAS COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X CUT FOR CORNER AT THE SOUTHWEST CORNER OF THE DALLAS CHRISTIAN COLLEGE ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF METRO SQUARE ADDITION, FIRST INSTALLMENT AS RECORDED IN VOLUME 70204, PAGE 1727:

THENCE NORTH 00°15' 12" EAST, ALONG THE COMMON LINE OF SAID DALLAS CHRISTIAN COLLEGE ADDITION AND HEREINAFTER KNOWN AS THE "SUBJECT TRACT" AND THE METRO SQUARE ADDITION, PHASE 2, FOURTH INSTALLMENT AS RECORDED IN VOLUME 77164, PAGE 1136 AND PASSING THE COMMON LINE OF SAID METRO SQUARE ADDITION, PHASE 2 AND METRO SQUARE ADDITION PHASE 3, FOURTH INSTALLMENT AS RECORDED IN VOLUME 80009, PAGE 1488 AT A DISTANCE OF 597.02 FEET, IN ALL A DISTANCE OF 914.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF THE ED BONNEAU TRACT AS RECORDED IN VOLUME 79183, PAGE 973.

THENCE SOUTH 89°42' 25" EAST, ALONG THE COMMON LINE OF THE SUBJECT TRACT, AND THE ED BONNEAU TRACT A DISTANCE OF 918.95 FEET TO AN X CUT FOR CORNER IN THE WEST LINE OF FARMINGTON PARK ESTATES, FIRST INSTALLMENT AS RECORDED IN VOLUME 45, PAGE 207.

THENCE SOUTH 00°17' 03" WEST, ALONG THE COMMON LINE OF THE SUBJECT TRACT AND FARMINGTON PARK ESTATES, FIRST INSTALLMENT AS RECORDED IN VOLUME 45, PAGE 207 AND PASSING A PK NAIL FOUND AT 42.19 FEET AT THE COMMON LINE OF FARMINGTON PARK ESTATES, FIRST INSTALLMENT AND FARMINGTON PARK ESTATES, SECOND INSTALLMENT AS RECORDED IN VOLUME 47, PAGE 173 AND CONTINUING IN ALL A DISTANCE OF 610.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER.

THENCE SOUTH 89°42' 00" EAST ALONG THE COMMON LINE OF THE SUBJECT TRACT AND FARMINGTON PARK ESTATES, SECOND INSTALLMENT, A DISTANCE OF 354.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER.

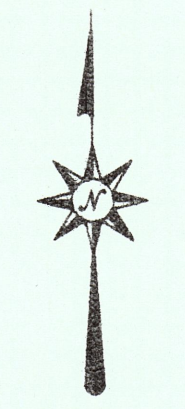
THENCE SOUTH 00°20' 00" WEST ALONG SAID COMMON LINE OF THE SUBJECT TRACT AND FARMINGTON PARK ESTATES, SECOND INSTALLMENT AND PASSING A 1/2 INCH IRON ROD FOUND AT 117.24 FEET ON THE NORTH RIGHT-OF-WAY LINE OF MEADOW PORT DRIVE (30 FOOT RIGHT-OF-WAY), AND CONTINUING PAST THE COMMON CORNER OF FARMINGTON PARK ESTATES, SECOND INSTALLMENT AND FARMINGTON PARK ESTATES, THIRD INSTALLMENT AS RECORDED IN VOLUME 191, PAGE 2297 IN ALL A DISTANCE OF 303.49 FEET TO AN X CUT FOR CORNER AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT AND THE NORTHEAST CORNER OF THE METRO SQUARE ADDITION, SECOND INSTALLMENT AS RECORDED IN VOLUME 73034, PAGE 564.

THENCE NORTH 89°43' 25" WEST ALONG THE COMMON LINE OF THE SUBJECT TRACT AND THE METRO SQUARE ADDITION, SECOND INSTALLMENT AND PASSING THE COMMON CORNER OF METRO SQUARE ADDITION, SECOND INSTALLMENT AND METRO SQUARE ADDITION, FIRST INSTALLMENT AT A DISTANCE OF 772.33 FEET, IN ALL A DISTANCE OF 1272.33 FEET TO THE POINT OF BEGINNING. SAID TRACT DESCRIBED HEREIN ABOVE HAS AN AREA OF 946,990.84 SQUARE FEET, OR 21.74 ACRES OF LAND, MORE OR LESS.

SAID TRACT OF LAND DESCRIBED HEREIN ABOVE IS THE SAME AS THAT DESCRIBED IN AMERICAN TITLE COMPANY COMMITMENT VOLUME 76195, PAGE 967.

SURVEYOR'S NOTE

THE SQUARE FOOTAGE OF ALL BUILDINGS SHOWN HEREON IS BASED UPON MEASUREMENTS TAKEN AT GROUND LEVEL. EASEMENT AS RECORDED IN VOLUME 67210, PAGE 632 DOES NOT AFFECT SUBJECT PROPERTY. A CONCRETE CURB 0.5' IN WIDTH ABUTS ALL PARKING AND DRIVES SHOWN HEREON.



METRO SQUARE (PH. 3, 4TH INSTALLMENT) VOL. 80009, PG. 1488

FABRIC EXPRESS WAY

2700 CHRISTIAN PARKWAY (80' ROW)

METRO SQUARE (PH. 2, 4TH INSTALLMENT) VOL. 77164, PG. 1136

P.O.B.

METRO SQUARE (1ST INSTALLMENT) VOL. 70204, PG. 1727

METRO SQUARE (2ND INSTALLMENT) VOL. 73034, PG. 564

FARMINGTON PARK ESTATES (2ND INSTALLMENT) VOL. 47, PG. 173

FARMINGTON PARK ESTATES (3RD INSTALLMENT) VOL. 191, PG. 2297

NOT FOR CONSTRUCTION
SCALE: 1" = 50'
DATE: _____
SURVEYED: 01-21-2003
JOB NO. 147364
DRAWN BY: L.G.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48173001A, EFFECTIVE DATE AUGUST 23, 2002, THE PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X.

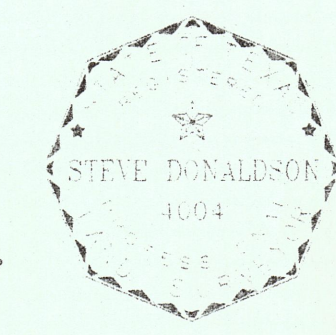
I, Steve Donaldson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 11, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or obstructions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.



PLAT UNLESS NOTED OTHERWISE
LEGEND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRB = IRON ROD SET
DENOTES CONC. POINT

AMERICAN TITLE COMPANY
G.F. NO. SL 719590-V
PURCHASER, DALLAS
CHRISTIAN COLLEGE

By: *Steve Donaldson* 8/24/03
Steve Donaldson, Registered Professional Land Surveyor No. 4004 Date
BEARINGS BASED ON RECORDED



CARMAN-DONALDSON SURVEYING
3900 WEST WALNUT STREET
DALLAS, TEXAS 75242
972-251-0657 FAX 972-203-0515