

ACS/ENC DATBAS Doc: 000450748 Date: 12/18/2007 Vol: 00000000 Page: 000000 Page: 2 of 4



**ACCESS AND
UTILITY EASEMENT**

FIELD NOTES

BEING a tract of land in the B.B.B. & C.R.R. Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas and being a part of that certain 16.571 Acre Tract of Land Described to Lakeview Development Partners LP and recorded in Volume 2003110, Page 15104, of the Deed Records of Dallas County, Texas and being more porticurly desribed as follows:

COMMENCING at a broken concrete monument in the East right-of-way line of the Old Mansfield Road relocation at the intersection of the most northerly south boundary line of Tract 323, a tract of land conveyed to the United States of America by Deed Recorded in Volume 83071, Page 5038, of the Deed Records of Dallas County, Texas;

THENCE S25°38'47"E, over and across said 16.571 Acre Tract for a Distance of 210.80 feet to the **Point of Beginning** of herein described Tract of Land;

THENCE N.78°42'03"E., over and across said 16.571 Acre Tract for a distance of 142.40 feet to a point for corner;

THENCE S.88°23'13"E., over and across said 16.571 Acre Tract for a distance of 138.98 feet to a point for corner;

THENCE N.53°14'25"E., over and across said 16.571 Acre Tract for distance of 235.56 feet to a point for corner in the east line of said 16.571 Acre Tract and the West Line of said Tract 323;

THENCE S.43°37'42"E., with the common East Line of said 16.571 Acre Tract and the West Line of said Tract 323, for a distance of 15.11 feet to a point for corner;

THENCE S.53°14'25"W., over and across said 16.571 Acre Tract for a distance of 250.64 feet to a point for corner;

THENCE N.88°23'13"W., over and across said 16.571 Acre Tract for a distance of 133.36 feet to a point for corner, at the begining of a curve to the left;

THENCE in a Southwesterly direction over and across said 16.571 Acre Tract and with said curve to the left having a radius of 20.00 feet and an Arc length of 4.51 feet and whose chord bearing is S.85°09'25"W., 4.50 feet to a point for corner;

THENCE S.78°42'03"W., over and across said 16.571 Acre Tract for a distance of 28.94 feet to a point for corner, at the beginning of a curve to the left;

THENCE in a Southwesterly direction over and across said 16.571 Acre Tract and with said curve to the left having a radius of 20.00 feet for a arc length of 16.82 feet and whose chord bears S.54°36'22"W., 16.33 feet to a point for corner at the point of a reverse curve to the right;

THENCE in a Southwesterly direction over and across said 16.571 Acre Tract and with said curve to the right having a radius of 40.00 feet and an arc length of 33.64 feet, and whose chord bears S.54°36'22"W., 32.66 feet to a point for corner;

THENCE S.78°42'03"W., over and across said 17,808 acre tract for a distance of 52.07 feet to a point for corner;

THENCE N.28°41'08"W., over and across said 16.571 Acre Tract for a distance of 9.45 feet to a point for corner at the beginning of curve to the right;


THENCE in a Northwesterly direction over and across said 16.571 Acre Tract and with said curve to the right having a radius of 1362.40 feet and an arc length of 32.35 feet and whose chord bears N.26°01'53"W., 32.35 feet to the **Point of Beginning** and containing 10,768 Square Feet or 0.2472 of an Acre of land more or less.

Note:

C.M. ~ Denotes Controlling Monuments.

Basis of Bearing according to the deed thereof Recorded in Volume 2003110, Page 15104, of the Plat Records of Dallas County, Texas

I, **M.S. (STEVE) KEETON**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plot was compiled from an accurate survey made on the ground under personal supervision.


M.S. (Steve) Keeton
Registered Professional Land Surveyor
Registration No. 4019



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EXHIBIT A		
0.2472 ACRES OUT OF B.B.B. & C.R.R. CO. SURVEY ABSTRACT NO. 1700		
City of Grand Prairie, Dallas County, Tx.		
KEETON SURVEYING COMPANY		
H.B. KEETON M.S. "STEVE" KEETON REGISTERED PROFESSIONAL LAND SURVEYORS		
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS		
PHONE: (972) 641-0843 FAX: (972) 647-0154		
E-MAIL: ksc4019@sbcglobal.net		
DATE:	SCALE:	FILE:
11/14/2007	1"=50'	EASEMENT EXHIBIT
11/14/2007 PROJECTS/BLUE PRAIRIE		

EXHIBIT 'A'