



LEGAL DESCRIPTION
 Being a tract of land out of the Hiram Vail Survey, Abstract No. 1511, Dallas County, Texas, also being Lakehill Crossing, an addition to the City of Carrollton as recorded in Volume 81085, Page 276, Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron rod found on the North right-of-way line (100' R.O.W.) of a St. Louis and Southwestern Railroad right-of-way, said point being the Southeast corner of said Lakehill Crossing and also being the Southwest corner of Country Place Addition, an addition to the City of Carrollton as filed in Volume 70033, Page 5, Map Records of Dallas County, Texas;

THENCE, N 78° 13' 20" W, along said St. Louis and Southwestern Railroad right-of-way, a distance of 789.05 feet to a 1" iron rod found corner;

THENCE, N 00° 04' 45" W, a distance of 582.00 feet to a 3/4" iron rod found for corner; said corner lying on the South line of a tract of land conveyed to The Country Place, Inc., by deed recorded in Volume 74252, Page 167, Map Records of Dallas County, Texas;

THENCE, along said South line of The Country Place, Inc. Tract, the following:

S 22° 34' 45" E, a distance of 175.00 feet to a 5/8" iron rod found for corner;
 S 30° 44' 45" E, a distance of 175.00 feet to a 5/8" iron rod found for corner;
 S 51° 44' 45" E, a distance of 135.00 feet to a 5/8" iron rod found for corner;
 S 62° 44' 45" E, a distance of 145.00 feet to a 5/8" iron rod found for corner;
 N 85° 05' 15" E, a distance of 129.02 feet to a 5/8" iron rod found for corner;
 S 61° 36' 40" E, a distance of 63.73 feet to a 5/8" iron rod found for corner on a curve to the left of a cul-de-sac on the right-of-way (60' R.O.W.) of Lakehill Lane;

THENCE, along said curve to the left, a distance of 137.89 feet to a pk nail found for corner on said curve to the left, having a central angle of 158° 00' 32", a radius of 50.00 feet and a tangent length of 27.33 feet, said corner also being the Southwest corner of Lakehill Townhouse, an addition to the City of Carrollton as recorded in Volume 78099, Page 0066, Map Records of Dallas County, Texas;

THENCE, S 39° 37' 12" E, along the South line of said Lakehill Townhouse, a distance of 203.24 feet to a 5/8" iron rod found for corner, said corner being the Southeast corner of said Lakehill Townhouse and lying on the West line of said Country Place Addition;

THENCE, S 11° 46' 38" W, along said West line of Country Place Addition, a distance of 42.00 feet to the POINT OF BEGINNING and containing 190,873 square feet or 4.3819 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, John H. Corral, Texas Registered Public Surveyor No. 3095, do hereby certify to State Mortgage Company, Federal Home Loan Mortgage Corporation, Lender's American Title Company and Hall Financial Group, Inc. and/or Assigns, that I have surveyed and have located the improvements on the ground of the property line "Improvements" shown on the above plat (the "Plat"), and that the Plat, and all lines, distances and bearings shown on the Plat, accurately depict the Property, including without limitation the dimensions and perimeter boundaries of the Property, and are true and correct; that the monuments shown and referred to were either found or placed; that all visible existing buildings, structures, improvements, fences, waterways, paving and roads on the Property are located as shown on the Plat, and no visible improvements, fences, waterways, paving or roads exist on the Property except as shown on the Plat; that all easements, building setbacks from property lines shown in the Plat are in conformity with the Plat; that no visible rights-of-way or easements are on the Property except as shown on the Plat; that no visible encroachments, enclosures, coverings, protrusions or conflicts by any of the borders, structures or improvements on the Property are in violation of the Plat; that no visible encroachments, enclosures, protrusions or conflicts by any buildings, structures, improvements, fences, waterways, paving or roads exist on the Property except as shown on the Plat; that the Plat accurately depicts all parts immediately adjacent to the Property; and that I, J.H.C., the Surveyor, have by 2007/07/07 of effective date November 16, 1967 prepared by the Federal Emergency Management Agency, no portion of the property is in a 100-year flood plain, but a one-mile radius does border the property of the North.

NO.	REVISION	C.O. NO.	DESCRIPTION	DATE
1	AS SHOWN			12-1-81
2	AS SHOWN			1-24-82
3	AS SHOWN			1-24-82
4	AS SHOWN			1-24-82
5	AS SHOWN			1-24-82
6	AS SHOWN			1-24-82
7	AS SHOWN			1-24-82
8	AS SHOWN			1-24-82
9	AS SHOWN			1-24-82
10	AS SHOWN			1-24-82

UP-DATE SURVEY	
4.3819 ACRE TRACT OF LAND	
LAKESHILL CROSSING APARTMENTS	
OUT OF THE	
HIRAM VAIL SURVEY, ABSTRACT NO. 1511	
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS	

COOK CONSULTANTS, INC.	
ENGINEERS • PLANNERS • SURVEYORS	
12201 MERT DRIVE • SUITE 700	
DALLAS, TEXAS 75251-2211	
METRO (214) 263-9764	

BY:	J.H.C.
DATE:	07-20-88
PROJECT NO.:	80284-06
BY:	C.D.W.
DATE:	07-23-88
CHECKED:	T.B.R.
DATE:	07-23-88

SHT. 1 OF 1