

CITY OF CARROLLTON, TEXAS
PART OF LOT 1, BLOCK A, WINGER ADDITION PART II

DESCRIPTION

BEING A 3,653 SQUARE FOOT PARCEL OF LAND OUT OF THE GEORGE SYMS SURVEY, ABSTRACT NO. 1344, AND BEING PART OF LOT 1, BLOCK A, WINGER ADDITION PART II, AS RECORDED IN VOLUME 94164, PAGE 1773, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The POINT OF BEGINNING is a half inch iron rod found for the northwest corner of said Winger Addition, Part II, being on the east line of the Right of Way for Tarpley Road, and being the southwest corner of Lot 1, Block E, Highland Business Park, an addition to the City of Carrollton as recorded in Volume 80033, Page 495, DRDCT;

THENCE North 89°28'25" East, with the north line of said Winger Addition, Part II, being the south line of said Highland Business Park, a distance of 87.62 feet to a half inch iron rod with cap marked "BW2", set to mark the point;

THENCE South 00°00'54" East, departing said common line and crossing said Winger Addition, Part II, a distance of 57.45 feet to a half inch iron rod with cap marked "BW2", set to mark the point, said point being the northeast corner of a tract of land as deeded to the City of Carrollton and recorded in Volume 94164, Page 1773, DRDCT;

THENCE North 46°58'47" West, with the north line of said City of Carrollton tract, a distance of 25.66 feet to a half inch iron rod with cap marked "BW2", set to mark the point;

THENCE South 89°16'55" West, continue with said north line, a distance of 68.62 feet to a half inch iron rod with cap marked "BW2", set to mark the point, said point being the southwest corner of the parcel herein described, being the northwest corner of said City of Carrollton tract, and being on the east line of the Right of Way for Tarpley Road;

THENCE North 00°22'16" West, with said Right of Way line, a distance of 39.99 feet to the POINT OF BEGINNING, and containing 3,653 square feet of land.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone.

John F. Wilder
RPLS NO. 4285

DATE