



PROPERTY DESCRIPTION

BEING a subdivision of a 0.706 acre tract of land situated in the City of Dallas, Dallas County, Texas, and being all of Lots 15 and 16 and the remaining portion of Lot 17 and 18 of North Gallas Improvement Company Addition as shown on the City of Dallas, Texas, Plat for that Addition in Volume 106 of Page 236 of the Map Records of Dallas County, Texas, said 0.706 acre tract being more fully described as follows:

BEHAVING as a chartered "T" found for corner at the intersection of the existing Southeast right of way line of Howe Street (640 foot wide right of way) with the existing East right of way line of Cedar Springs Road (640 foot wide right of way).

THENCE North 44 deg 48 min 37 sec East departing said East right of way line and along said Southeast East right of way line of Howe Street, a distance of 58.82 feet to a closure "A" found for corner on the Southeast side of a 18 foot wide alley.

THENCE South 43 deg 48 min 00 sec East departing said Howe Street and along said alley, a distance of 233.32 feet to a 1/2 inch steel rod found for corner.

THENCE South 44 deg 12 min 00 sec West departing said alley, a distance of 134.48 feet to a chartered "T" found above a retaining wall on the present highway.

THENCE North 43 deg 47 min 40 sec West along and across the 1/2 inch steel rod found for corner on the Southeast side of the alley of Cedar Springs Road.

THENCE North 00 deg 12 min 30 sec West departing said Howe Street and along said East right of way line an distance of 147.28 feet to the point of Beginning.

and containing 0.706 acre or 30.738 square feet of more more or less.

- Notes**
- This survey was prepared with the aid and benefit of the Commission for Title Insurance, issued by First American Title Insurance Company, in connection with C.T. No. 0318339 effective date of commitment June 18, 2004, issued July 7, 2004.
 - CW indicates Containing Monument.
 - The area of acreage for this survey is the East right of way line of Cedar Springs as described in a Deed recorded in Volume 89007 of Page 1000 of the Deed Records of Dallas County, Texas.
 - This property is located in the One (1) acre Special Purpose District, P.O. No. 182 according to City of Dallas Ordinance No. 21418. This document should be reviewed with respect to Special Districts compliance in the Ordinance.
 - The property shown on this survey is not affected by the easements granted by the City of Dallas for Street Purposes as described in the Deed recorded in Volume 200370 of Page 1210 of the Deed Records of Dallas County, Texas (Schedule B Item 10a).
 - Inspection of the premises reveals that there are:
 - regular striped parking spaces and 2 handicap parking spaces for a total of 43 striped parking spaces on this property.

LAND TITLE SURVEY
FOR
A 0.706 ACRE TRACT OF LAND
SITUATED IN THE JOHN GRIGSBY SURVEY
ABSTRACT NO. 495, IN CITY OF DALLAS
BLOCK NO. 950, IN THE CITY OF DALLAS
DALLAS COUNTY, TEXAS

CERTIFICATION OF SURVEY
TO GLENNWAY MARIE L. B. BELLS FABRO (Sole and F&S) AMERICAN TITLE INSURANCE COMPANY

I hereby certify that this Survey was actually made on the ground and is in accordance with the current minimum standards set in Category III, Condition 3 Survey as required by the Texas Society of Professional Surveyors in 1982 and unless shown otherwise, the 100 area and area of actual possession are the same and that the true location and type of buildings are as shown and that the visible improvements are as shown and the distance from the building to the nearest boundary line is as shown and that there are no visible encroachments affecting the property that the undersigned is aware of other than those shown.

Michael D. Grigg
Registered Professional Land Surveyor No. 4100

CLEVEY DESIGN ARCHITECTS
DATE: 8/14/09

PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL
BOUNDARY, TOPOGRAPHIC
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
ARLINGTON, TEXAS 76018-1553
(817) 261-8048

DISCLAIMER
By viewing, scanning, copying from the 7-loop insurance Plat Maps for Dallas County, Texas, and incorporating same into this survey, the portion of the property is shown on an area set that was established on a special flood hazard zone map previously shown in June 4 Map effective date August 23, 2001.