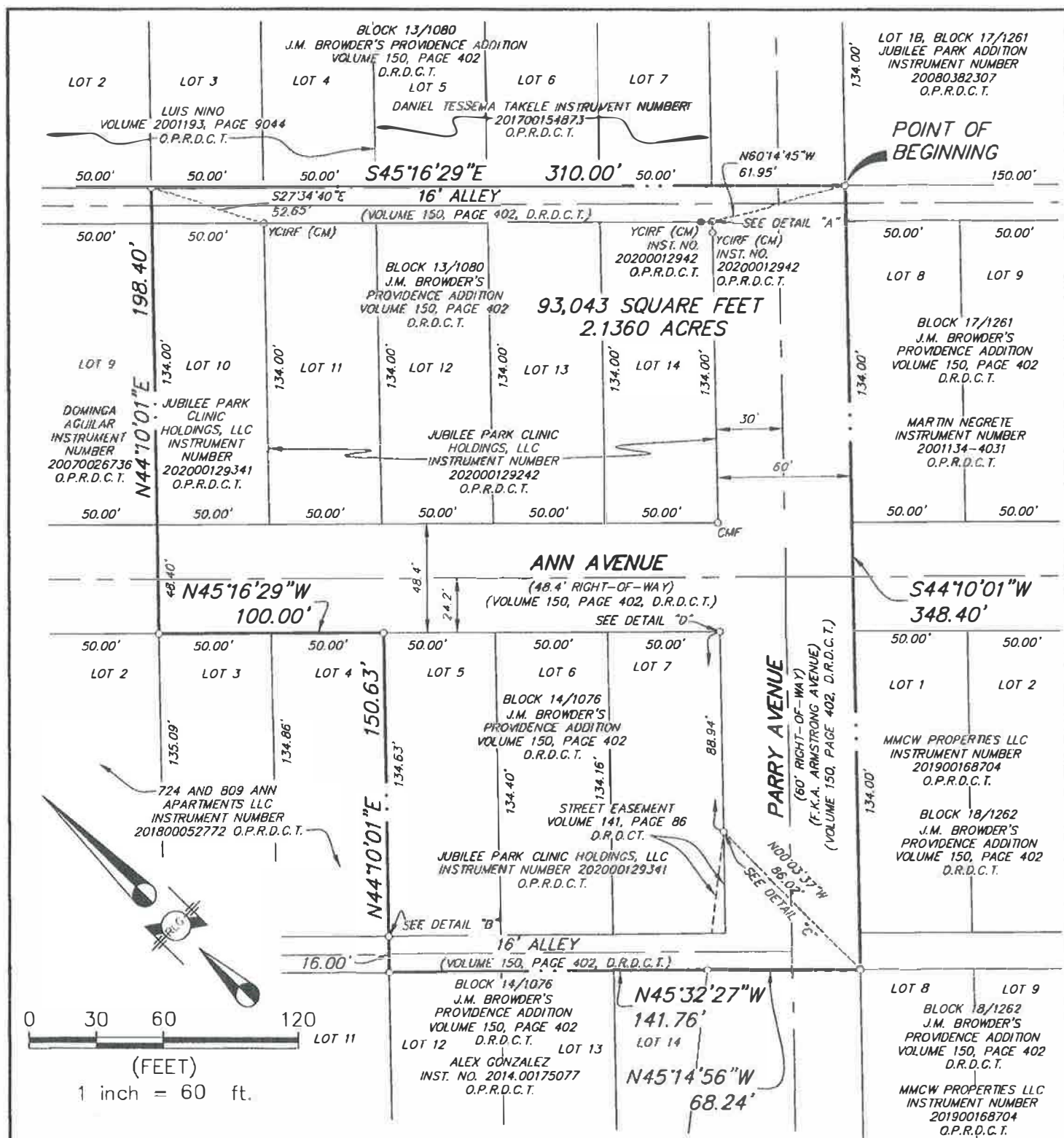




BASIS OF BEARINGS: STATE PLANE  
COORDINATE SYSTEM, TEXAS NORTH CENTRAL  
ZONE 4202, NORTH AMERICAN DATUM OF  
1983. ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN.

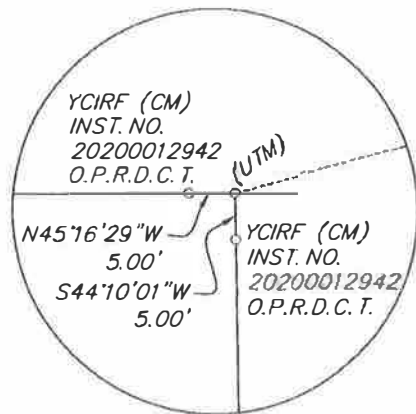
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPY, STE 300  
DALLAS, TX. 75243  
214-739-8100  
rlg@rlginc.com  
TEXAS PE REG #F-493  
TBPELS REC #100341-00

**MSD SURVEY SHOWING A  
93,043 SQUARE FOOT (2.1360 ACRE)  
TRACT IN CITY BLOCKS 13/1080 AND 14/1076  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

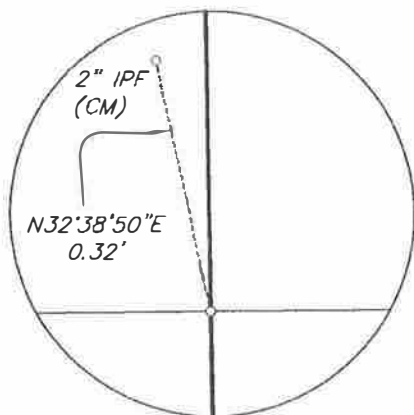
|         |          |        |             |         |         |
|---------|----------|--------|-------------|---------|---------|
| SCALE   | 1" = 60' | DATE   | 3/3/2022    | SHEET   | 1 OF 4  |
| JOB NO. | 2111.095 | E-FILE | 2111.095MSD | DWG NO. | 27,732X |

# LEGEND

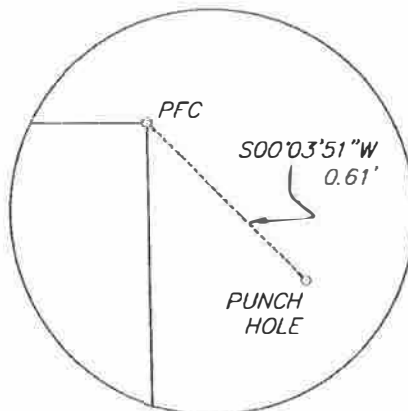
|              |                                                               |
|--------------|---------------------------------------------------------------|
| -----        | PROPERTY LINE                                                 |
| -----        | EASEMENT LINE                                                 |
| YCIRF        | 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND |
| CMF          | "X" CUT FOUND IN CONCRETE                                     |
| IPF          | IRON PIPE FOUND                                               |
| PFC          | POINT FOR CORNER                                              |
| (CM)         | CONTROLLING MONUMENT                                          |
| (UTM)        | UNABLE TO MONUMENT                                            |
| D.R.D.C.T.   | DEED RECORDS, DALLAS COUNTY, TX                               |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX                    |
| F.K.A.       | FORMERLY KNOWN AS                                             |
| INST. NO.    | INSTRUMENT NUMBER                                             |



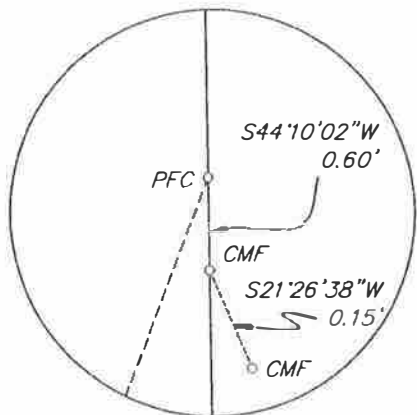
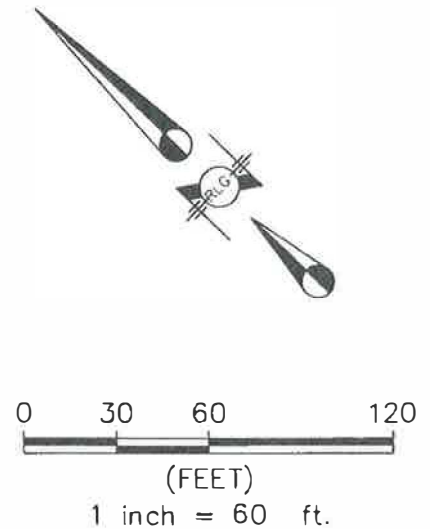
DETAIL "A"



DETAIL "B"



DETAIL "D"



DETAIL "C"



*[Signature]*

BRIAN R. WADE R.P.L.S. NO. 6098  
11/17/2021  
REVISED 3/3/2022  
REVISED 5/17/2022

BASIS OF BEARINGS: STATE PLANE  
COORDINATE SYSTEM, TEXAS NORTH CENTRAL  
ZONE 4202, NORTH AMERICAN DATUM OF  
1983. ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN.

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**MSD SURVEY SHOWING A  
93,043 SQUARE FOOT (2.1360 ACRE)  
TRACT IN CITY BLOCKS 13/1080 AND 14/1076  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

|         |          |        |             |         |         |
|---------|----------|--------|-------------|---------|---------|
| SCALE   | 1" = 60' | DATE   | 3/3/2022    | SHEET   | 2 OF 4  |
| JOB NO. | 2111.095 | E-FILE | 2111.095MSD | DWG NO. | 27,732X |

**MSD SURVEY FIELD NOTES DESCRIBING A 93,043 SQUARE FOOT (2.1360 ACRE)  
TRACT IN CITY BLOCKS 13/1080 AND 14/1076  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 93,043 square foot (2.1360 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 10-14, Block 13/1080 and Lots 5-7, Block 14/1076 of J.M. Browder's Providence Addition, an addition to the City of Dallas recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas, being all of those tracts of land described in two Special Warranty Deed's to Jubilee Park Clinic Holdings, LLC, recorded in Instrument Numbers 2020000129341, and 202000129242, Official Public Records, Dallas County, Texas, being a portion of two 16 foot Alleys, a portion of Ann Avenue (a 48.4 foot right-of-way), and a portion of Parry Avenue (a 60 foot right-of-way, formerly known as Armstrong Avenue) all as dedicated by said plat of J.M. Browder's Providence Addition, and being more particularly described as follows:

**BEGINNING** at the intersection of the northeast line of said northeasterly 16 foot alley and the southeast right-of-way line of said Parry Avenue, being the west corner of Lot 1B, Block 17/1261 of Jubilee Park Addition, an addition to the City of Dallas recorded in Instrument No. 20080382307, Official Public Records, Dallas County, Texas, from which the east corner of Lot 14, Block 13/1080 bears North 60°14'45" West a distance of 61.95 feet, from which a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found bears South 44°10'01" West, a distance of 5.00 feet, and from said east corner of Lot 14 a 1/2" iron rod with yellow cap stamped "RLG INC" bears North 45°16'29" West, a distance of 5.00 feet;

**THENCE** South 44°10'01" West, along the southeast line of said Parry Avenue, passing the southwest line of said alley at 16.00 feet, passing the intersection of the southeast line of said Parry Avenue and the northeast line of said Ann Avenue at 150.00 feet, passing the intersection of the southeast line of said Parry Avenue and the southwest line of said Ann Avenue at 198.40 feet, passing the northwest line of an alley at 332.40 feet and continuing for a total distance of 348.40 feet to the southeast line of said alley for the north corner of Lot 8, Block 18/1262 of said J.M. Browder's Providence Addition, from which a chiseled "X" in concrete found bears North 00°03'37" West, a distance of 86.02;

**THENCE** North 45°14'56" West, over and across said Parry Avenue, a distance of 68.24 feet to a point in the southwest line of said alley for the east corner of Lot 14, Block 14/1076;

**THENCE** North 45°32'27" West, along the southwest line of said 15' alley, common to the northeast lines of said Lot 14 and Lots 13 and 12, Block 14/1076 of said J.M. Browder's Providence Addition, a distance of 141.76 feet to a point for the east corner of Lot 11, Block 14/1076 and the north corner of said Lot 12;

**THENCE** North 44°10'01" East, over and across said alley, passing the west corner of Lot 5 and the south corner of Lot 4, Block 14/1076 at 16.00 feet, continuing along the northeast line of said Lot 4 and the southwest line of said Lot 5, for a total distance of 150.63 feet to the southwest right-of-way line of Ann Avenue (a 48.4 foot right-of-way) for the north corner of said Lot 5, the east corner of said Lot 4;

*Deft Host*  
FIELD NOTES APPROVED:  
5/20/2022  


**MSD SURVEY FIELD NOTES DESCRIBING A 93,043 SQUARE FOOT (2.1360 ACRE)  
TRACT IN CITY BLOCKS 13/1080 AND 14/1076  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** North 45°16'29" West, along the common line between said Ann Avenue and said Lot 4, a distance of 100.00 feet to the north corner of Lot 3, Block 14/1076 and the east corner of Lot 2, Block 14/1076;

**THENCE** North 44°10'01" East, over and across said Ann Avenue, passing the intersection of the west corner of Lot 10, Block 13/1080, the south corner of Lot 9, Block 13/1080 and the northeast line of said Ann Avenue at 48.40 feet, and continuing along the northwest line of said Lot 10 and southeast line of said Lot 9, passing at 182.40 feet the north corner of said Lot 10 and east corner of said Lot 9, said point being in the southwesterly right-of-way line of a 16-foot alley as dedicated by said plat of J.M. Browder's Providence Addition, continuing across said alley, for a total distance of 198.40 feet to a point on the northeast right-of-way of said 16 foot alley for the west corner of Lot 3 and the south corner of Lot 2 of said Block 13/1080 from which a 1/2" iron rod with yellow cap stamped "RLG INC" bears South 27°34'40" East, a distance of 52.65 feet for the east corner of said Lot 10 and the north corner of said Lot 11, Block 13/1080;

**THENCE** South 45°16'29" East, along the northeast line of said alley, a distance of 310.00 feet to the **POINT OF BEGINNING** containing 93,043 square feet or 2.1360 acres, more or less.



A handwritten signature in blue ink, appearing to read "B. Wade", written over a horizontal line.

Brian R. Wade R.P.L.S. No. 6098  
11/17/2021  
REVISED 3/3/2022  
REVISED 5/17/2022