



PROPERTY DESCRIPTION

BEING a description of a 0.708 acre tract of land situated in the City of Dallas, Tarrant County, Texas, and being of Lots 13, and 15, and the remaining portion of Lots 17 and 18 of North Dallas Improvement Company Addition as shown on the Plat recorded in Volume 108 of Page 238 of the Map Records of Dallas County, Texas. Said 0.708 acre tract being more fully described as follows:

BEGINNING at a chained "X" found for corner of the intersection of the existing Southeast right-of-way line of Howell Street (6.40 foot wide right-of-way) with the existing East right-of-way line of Cedar Springs Road (6 foot wide right-of-way);

THENCE North 44 deg. 48 min. 57 sec. East, departing said East right-of-way line, and along said Southeast right-of-way line of Howell Street, a distance of 56.63 feet to a chained "X" found for corner on the Southwest side of a 16 foot wide alley;

THENCE South 45 deg. 48 min. 00 sec. East, departing said Howell 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 154.48 feet to a chained "X" found also a retaining wall on the present Northeast right-of-way line of Maple Avenue (a chained 70 foot wide right-of-way);

THENCE North 45 deg. 47 min. 40 sec. West, along said Northeast line, a distance of 122.11 feet to a 1/2-inch steel rod set for corner on the previously sold East right-of-way line of Cedar Springs Road;

THENCE North 05 deg. 12 min. 20 sec. West, departing said Maple Avenue and along said East right-of-way line, a distance of 147.28 feet to the POINT OF BEGINNING, and containing 0.708 acre or 30,758 square feet of land more or less.

- NOTES:**
- 1) This survey was prepared with the use and benefit of the Commission for the Insurance Service, First American Title Insurance Company, in connection with File No. 20816399, effective date of commitment June 18, 2004, issued July 7, 2004.
 - 2) CM - indicates Controlling Monument.
 - 3) The base of bearings for this survey is the East right-of-way line of Cedar Springs as described in a Deed recorded in Volume 89547 of Page 3068 of the Deed Records of Dallas County, Texas.
 - 4) This property is located in the Oak Lawn Special Purpose District, File No. 153 according to City of Dallas Ordinance No. 21416. This document should be reviewed with respect to Special Restrictions contained in this Ordinance.
 - 5) The property shown on this survey is not affected by the easement granted to the City of Dallas for Street Purposes as described in the Deed recorded in Volume 2003170 at Page 13101 of the Deed Records of Dallas County, Texas (Schedule B, Item 10a).
 - 6) Inspection of the premises reveals that there are 43 regular striped parking spaces and 2 handicap parking spaces for a total of 45 striped parking spaces on this property.

LAND TITLE SURVEY
FOR

**A 0.708 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: GREENWAY-MAPLE L.P., WELLS FARGO BANK, and FIRST AMERICAN TITLE INSURANCE COMPANY.

I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category 1A, Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1988, and unless shown otherwise, the title lines and lines of actual possession are the same and that the site, 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 this property that the undersigned is aware of other than those shown.

Michael Dale Lisle
Registered Professional Land Surveyor No. 1508

CLASS: CREWMAN MEMBERS
ULSAS NETWORK

PRISM SURVEYS, INC.

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181563
ARLINGTON, TEXAS 76098-1553
(817) 261-8048

FLOOD STATEMENT
By graphic scaling only from the Flood Insurance Rate Maps for Dallas County, Texas and incorporated areas. Map Number: 48113C03454. No portion of this property is shown in an area set out and established as a special flood hazard area. This property is shown in Zone X. Map effective date: August 23, 2001.