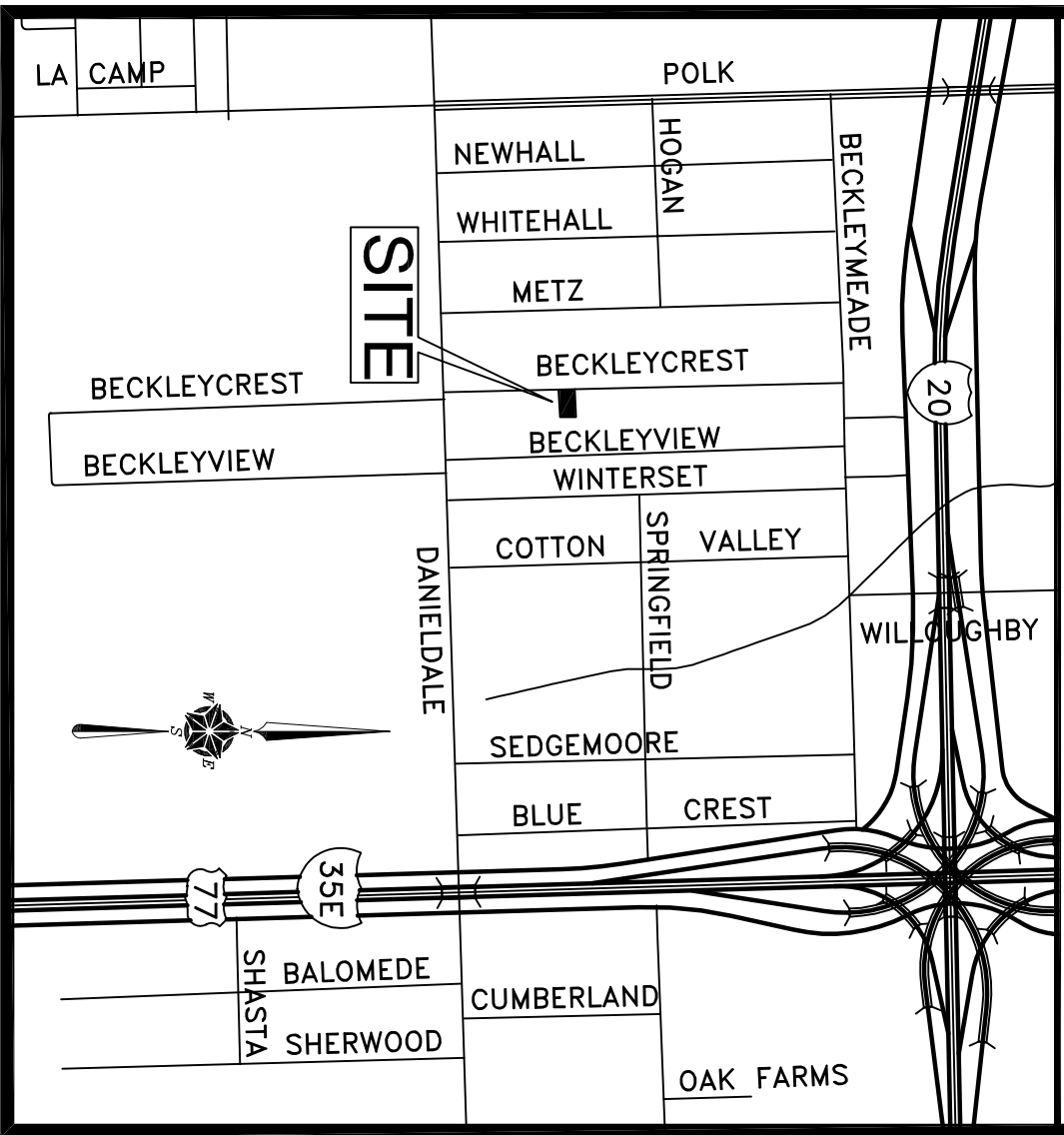


VICINITY MAP (NOT TO SCALE)



OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **ROMA CUSTOM HOMES LLC**, is the owner of a tract of land situated in the John Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, being Lot 49, Block E/7588, Beckley View Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 65, Deed Records, Dallas County, Texas, and being that same tract of land as described in General Warranty Deed to ROMA CUSTOM HOMES LLC, recorded in Instrument Number 202400171300, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap "CBG" for the northwest corner of Lot 50, Block E/7588 of said Beckley View Addition, same lying in the east right-of-way line of Beckley Crest Avenue (50 foot right-of-way);

THENCE North 01 degrees 07 minutes 17 seconds West, along the said east right-of-way line of Beckley Crest Avenue, a distance of 100.00 feet to a 3/4 inch iron rod found for the southwest corner of Lot 48, Block E/7588 of said Beckley View Addition;

THENCE North 88 degrees 58 minutes 10 seconds East, along the south line of said Lot 48, Block E/7588, a distance of 199.84 feet to a 3/4 inch aluminum disk found stamped "AZUREA CREST & RPLS 5382" on a 1/2 inch rod for the southeast corner of said Lot 48, Block E/7588 and the southeast corner of the said Beckley View Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 199, Deed Records, Dallas County, Texas, and being the northwest corner of Lot 12, Block E/7588 of said Beckley View Addition;

THENCE South 01 degrees 07 minutes 17 seconds East, along the west line of said Lot 12, Block E/7588, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow plastic cap "CBG" for the southwest corner of said Lot 12, Block E/7588, and northeast corner of said Lot 50, Block E/7588 also the northwest corner of Lot 11, Block E/7588 of said Beckley View Addition;

THENCE South 88 degrees 58 minutes 10 seconds East, along the north line of said Lot 50, Block E/7588, a distance of 199.84 feet to the POINT OF BEGINNING and containing 19,984 square feet or 0.459 acres of land more or less.

- LEGEND
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
W.S. FT. SQUARE FEET  
S.O. FT. SQUARE FEET  
IRON ROD FOUND  
IPF O IRON PIPE FOUND  
ADS O 3-1/4" ALUMINUM DISK STAMPED "AZUREA CREST & RPLS 5382" SET ON AN IRON ROD FOR CORNER  
<CM> CONTROL MONUMENT  
AKA ALSO KNOWN AS
- ASPHALT PAVEMENT  
BOUNDARY LINE  
CENTERLINE  
CENTURLINE  
GAS LINE  
GAS LINE  
OVERHEAD SERVICE LINE  
OVERHEAD POWER LINE  
WOOD FENCE  
CHAINLINK FENCE
- SS  
G  
W  
OTS  
OHF  
O

