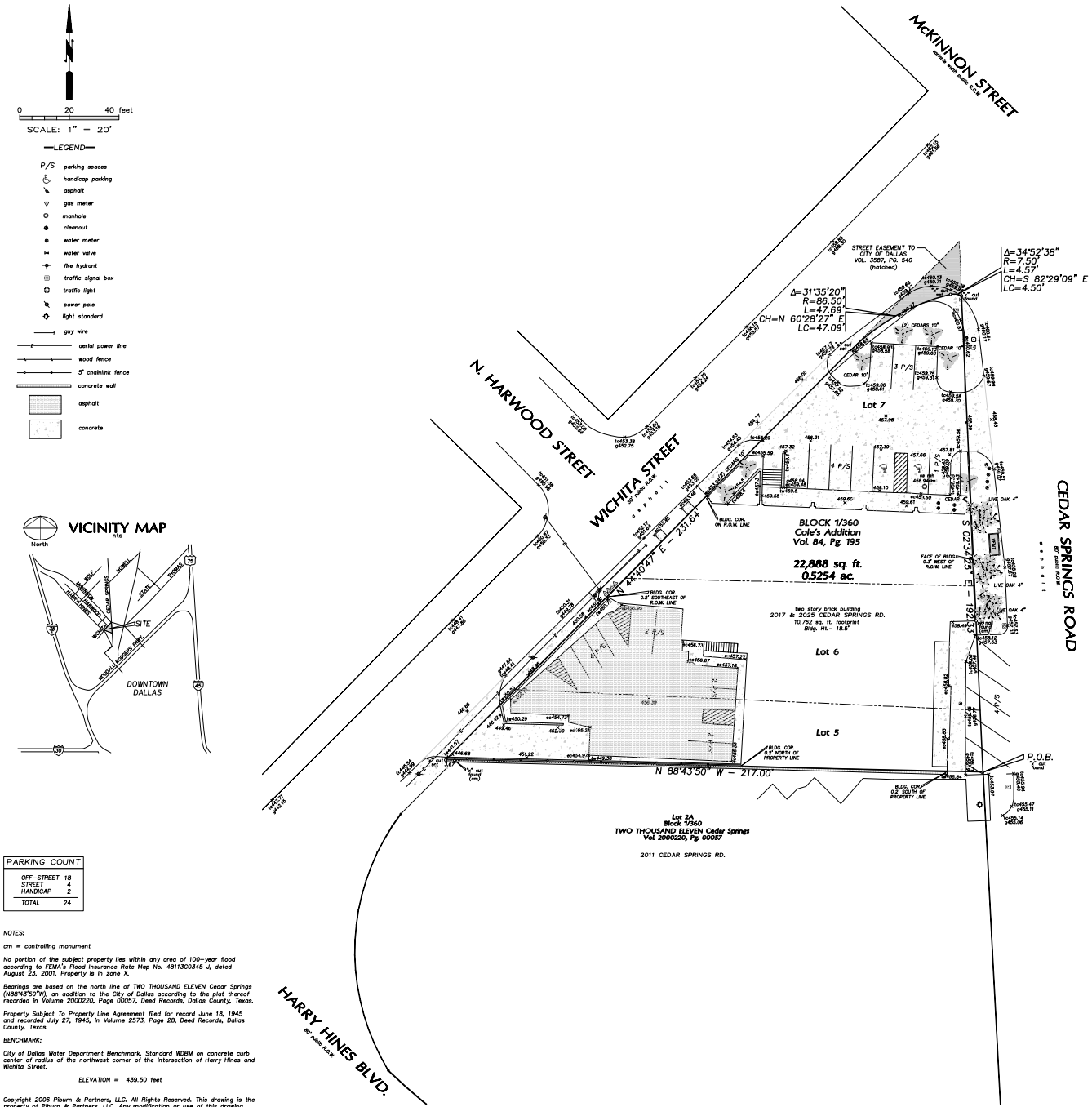

0 20 40 feet

SCALE: 1" = 20'

—LEGEND—

- P/S parking spaces
- handicap parking
- asphalt
- gas meter
- manhole
- cleanout
- water meter
- water valve
- fire hydrant
- traffic signal box
- traffic light
- power pole
- light standard
- guy wire
- E — aerial power line
- wood fence
- 5' chainlink fence
- concrete wall
- asphalt
- concrete

PARKING COUNT	
OFF-STREET	18
STREET	4
HANDICAP	2
TOTAL	24

NOTES:

cm = controlling monument

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0345 J, dated August 23, 2001. Property is in zone X.

Bearings are based on the north line of TWO THOUSAND ELEVEN Cedar Springs (N88°43'50"W), an addition to the City of Dallas according to the plat thereof recorded in Volume 2000220, Page 00057, Deed Records, Dallas County, Texas.

Property Subject To Property Line Agreement filed for record June 16, 1945 and recorded July 27, 1945, in Volume 2573, Page 28, Deed Records, Dallas County, Texas.

BENCHMARK:

City of Dallas Water Department Benchmark, Standard WDBM on concrete curb center of radius of the northwest corner of the intersection of Harry Hines and Wichita Street.

ELEVATION = 439.50 feet

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PROPERTY DESCRIPTION

BEING a 0.5254 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas, also being all of Lot 6 and part of Lots 5 and 7, Block 1/360, COLE'S ADDITION, an addition to the City of Dallas according to the Plat thereof recorded in Volume 84, Page 195, Deed Records, Dallas County, Texas, said 0.5254 acre tract further being all of those tracts described to Crescent Point, Ltd. by deeds recorded in Volume 96085, Page 04671 and Volume 97089, Page 02570, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut found in the west line of Cedar Springs Road (80' public R.O.W.), at the northeast corner of LOT 2A, BLOCK 1/360, TWO THOUSAND ELEVEN Cedar Springs, an addition to the City of Dallas according to the Plat thereof recorded in Volume 2000220, Page 00057, Deed Records, Dallas County, Texas;

THENCE N 88°43'50" W departing the said west line of Cedar Springs Road and along the north line of said TWO THOUSAND ELEVEN Cedar Springs, at 213.33 feet passing an "x" cut found at the northwest corner of said TWO THOUSAND ELEVEN Cedar Springs and continuing, in all, a total distance of 217.00 feet to an "x" cut set for corner in the southeast line of Wichita Street (50' public R.O.W.), at the southwest corner of the aforementioned Crescent Point tract recorded in Volume 97089, Page 02570;

THENCE along the southeast line of said Wichita Street the following:

N 44°40'47" E a distance of 231.64 feet to an "x" cut set for corner at the beginning of a curve to the right which has a central angle of 31°35'20", a radius of 86.50 feet, and a chord which bears N 60°28'27" E – 47.09 feet;

With said curve to the right, an arc distance of 47.69 feet to an "x" cut set for corner at the beginning of a curve to the right which has a central angle of 34°52'38", a radius of 7.50 feet, and a chord which bears S 82°29'09" E – 4.50 feet;

With said curve to the right, an arc distance of 4.57 feet to an "x" cut found for corner in the aforementioned west line of Cedar Springs Road;

THENCE S 02°34'25" E along the said west line of Cedar Springs Road, a distance of 192.33 feet to the POINT OF BEGINNING and containing 22,888 square feet or 0.5254 acres of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This survey was prepared without the benefit of a Title Commitment.

STATE OF TEXAS REGISTERED JOHN R. PIBURN, JR. 3689 PROFESSIONAL LAND SURVEYOR

John R. Piburn, Jr., R.P.L.S.
Registration No. 3689

Date

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Dallas, Texas 75241
Ph: (214) 328-3500 Fax: (214) 328-3512
email@metrosurveyor.com
www.metrosurveyor.com

ATLA/ACSM Land Title Survey

2017 & 2025 Cedar Springs Road
BLOCK 1/360
City of Dallas, Dallas County, Texas

GF# N/A

Scale: 1" = 20'
Date: Feb. 8, 2006
Field Tech: Knox
Office Tech: Galindo
Project Director: Forsythe
Project No.: 06015

SHEET 1 OF 1