LINE DATA

LINE #	BEARING	DISTANCE
L1	N 85°08'33" E	19.22'
L2	N 44°37'57" E	59.06'
L3	N 45°22'03" W	39.34'
L4	N 71°31'37" E	16.58'
L5	N 44°37'57" E	121.52'
L6	N 45°22'03" W	44.34'
L7	N 54°07'47" E	15.14'
L8	N 44°37'57" E	131.68'
L9	N 45°22'03" W	30.00'
L10	N 44°37'57" E	52.35'
L11	S 44°37'57" W	51.03'
L12	N 45°22'03" W	30.0'
L13	S 44°37'57" W	131.84'
L14	N 35°13'56" E	15.29'
L15	N 18°23'20" E	16.88'
L16	N 44°37'57" E	109.65'
L17	S 45°22'03" E	66.0'
L18	N 05°38'35" E	10.83'
L19	N 44°37'57" E	35.97'
L20	S 45°22'03" E	51.0'
L21	N 78°58'37" E	17.77'
L22	N 44°37'57" E	64.79'
L23	N 45°22'03" W	45.0'
L24	N 63°13'23" E	15.87'
L25	N 44°37'57" E	92.17'
L26	N 45°22'03" W	9.23'

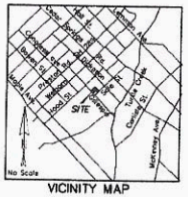
LINE #	BEARING	DISTANCE
L27	N 44°37'57" E	41.37'
L28	N 44°37'57" E	101.82'
L29	N 45°22'03" W	46.77'
L30	N 44°37'57" E	48.09'
L31	N 26°24'02" E	15.97'
L32	N 44°37'57" E	71.77'
L33	S 45°22'03" E	83.53'
L34	N 44°37'57" E	49.46'
L35	N 11°31'33" E	18.29'
L36	N 44°37'57" E	34.43'
L37	S 45°22'03" E	78.53'
L38	N 44°37'57" E	150.71'
L39	S 45°22'03" E	50.0'
L40	S 44°37'57" W	132.10'
L41	N 45°22'03" W	20.0'
L42	S 44°37'57" W	48.55'
L43	N 44°37'57" E	110.85'
L44	S 45°22'03" E	64.27'
L45	S 44°37'57" W	26.0'
L46	N 45°22'03" W	33.23'
L47	S 44°37'57" W	37.60'
L48	S 45°22'03" E	11.03'
L49	S 44°37'57" W	48.19'
L50	N 45°22'03" W	38.50'
L51	S 45°22'03" E	38.50'
L52	S 45°22'03" E	46.0'
L53	S 45°22'03" E	46.0'

SCALE 1"=20'

0 10 20 40

LEGEND

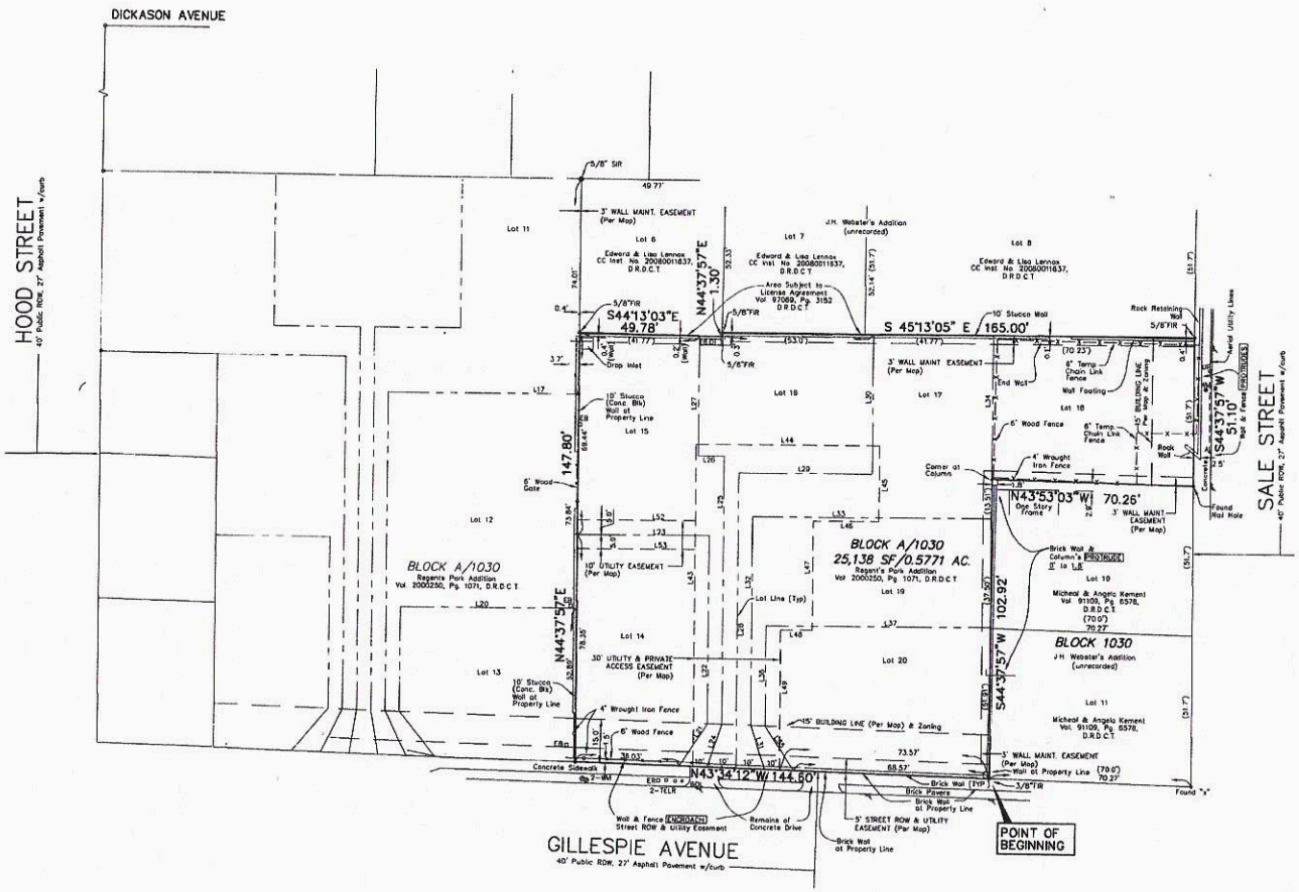
FIR	Found Iron Rod
FIP	Found Iron Pipe
SIR	Set Iron Rod
UP	Utility Pole
A	Anchor
EM	Electric Meter
LP	Light Pole
ER	Electric Riser
EB	Electric Box
A/C	Air Conditioner
WM	Water Meter
GM	Gas Meter
GLM	Gas Line Marker
CO	Cleanout
TELR	Telephone Riser
BOL	Bollard
SD	Storm Drain
SSMH	Sanitary Sewer Manhole
ICV	Irrigation Control Valve
( )	Calls Per Deed



VICINITY MAP

NOTES

1) Unless otherwise noted, the easements and building lines shown hereon as "per map" were created by the map of Regent's Park Addition as recorded in Volume 2000250 Page 1071 Deed Records of Dallas County Texas
2) The property described hereon is affected by a License Agreement recorded in Volume 97089 Page 3152 Deed Records of Dallas County Texas License for fence encroachment
3) The bearing basis for this survey is a bearing of N 43 34 12 W for the northeast line of Gillespie Street as shown on the map of Regent's Park Addition as recorded in Volume 2000250, Page 1071 Deed Records of Dallas County Texas
4) According to the City of Dallas zoning map the property is currently zoned PD 193 (PDS 29) which requires a minimum front setback of 15 feet a minimum side setback of 0 feet and a minimum rear setback of 0 feet and a maximum building height of 60 feet measured to the roof ridge See Zoning Ordinance for additional information
5) This survey was prepared without the benefit of a title commitment and is subject to any easements and restrictions that might be revealed by a current title search



LEGAL DESCRIPTION

Being a 25,138 square feet or 0.5771 acre tract of land situated in the J. A. Sylvester Survey Abstract No. 1383 Dallas County, Texas and being in City Block 1030 said tract being all of Lots 14 15 16, 17, 18, 19 and 20 Block A/1030 of Regent's Park Addition an addition to the City of Dallas Dallas County Texas according to the map thereof recorded in Volume 2000250, Page 1071, Deed Records of Dallas County, Texas, said tract conveyed to Regent's Park Residences II, LP by deed recorded in Instrument No 20080147262 Deed Records of Dallas County Texas and being more particularly described as follows

BEGINNING at a found 3/8 inch iron rod for a corner in the northeast line of Gillespie Avenue (a 40 foot right of way), said point being N 43°34'12" W a distance of 70 27 feet from the intersection of the northeast line of Gillespie Avenue with the northwest line of Sale Street (a 40 foot right of way) said point being the south corner said Lot 20 and the west corner of Lot "1 of the J H Webster's Subdivision an unrecorded addition, said Lot 11 conveyed to Michael and Angel Kement by deed recorded in Volume 91109, Page 6578 Deed Records of Dallas County Texas.

THENCE N 43°34'12" W with the northeast line of Gillespie Avenue, a distance of 144 60 feet to a point for a corner, said point being the common south corner of said Lot 14 and Lot 13. Block A/1030 of the said Regent's Park Addition.

THENCE, N 44°37'57" E departing the northeast line of Gillespie Avenue and with the common line of said Lots 13, 12 and 11 Block A/1030 of the said Regent's Park Addition and said Lots 14 and 15, a distance of 147 80 feet the a found 5/8 inch iron rod for a corner, said point being the north corner of said Lot 15 and the west corner of Lot 6. Block 1030 of the said unrecorded Webster's Subdivision said Lot 6 conveyed to Edward and Lisa Lennox by deed recorded in Instrument No 20080011637 Deed Records of Dallas County Texas.

THENCE, S 44°13'03" E with the common line of said Lots 15 and 16 the said Lennox tract, a distance of 49 78 feet to a found 5/8 inch iron rod for a corner,

THENCE N 44°37'57" E continuing with the said common line, a distance of 1 30 feet to a found 5/8 inch iron rod for a corner said point being the most easterly north corner of said Lot 16 and the west corner Lot 7 Block 1030 of the said unrecorded Webster's Subdivision; said Lot 7 conveyed to Edward and Lisa Lennox by deed recorded in Instrument No 20080011637 Deed Records of Dallas County Texas,

THENCE S 45°13'05" E with the common line of said Lots 16 17 and 18 and the said Lennox's Lot 7 and Lot 8 Block 1030 of the said unrecorded Webster's Subdivision, a distance of 165 00 feet to a found 5/8 inch iron rod for a corner in the northwest line of Sale Street (a 40 foot right of way) said point being the east corner of said Lot 18;

THENCE S 44°37'57" W with the northwest line of Sale Street a distance of 51 10 to a found nail hole in concrete pavement for a corner said point being the east corner of the said Michael and Angela Kements Lot 10, Block 1030 of the said unrecorded Webster's Subdivision

THENCE N 43°53'03" W departing the northwest line of Sale Street and with the common line of said Lot 18 and the said Kement tract a distance of 70 26 feet to a point for a corner said point being in the southeast line of said Lot 17;

THENCE S 44°37'57" W, continuing with the said common line, a distance of 102 92 feet to the Point of Beginning

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to PRESCOTT REALTY GROUP

that this Survey (i) substantially complies with the current Texas Society Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, (ii) was made on the ground under my supervision as per the field notes shown hereon and shows the boundary lines and dimensions and the area of the land indicated hereon (iii) shows the location of all buildings, structures and other visible improvements on the subject property; (iv) shows the location of all alleys, streets roads, rights of way, easements and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument book and page indicated) to the extent such matters can be located, (v) shows the location of all streets and roads providing visible access to the subject property, (vi) except as shown on the Survey, there are no visible easements and rights-of-way there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other visible improvements, and there are no visible encroachments on the subject property by buildings structures or other visible improvements situated on adjoining premises, and (vii) the subject property lies in Zone X (areas determined to be outside the 500 year flood plain) according to the F.E.M.A. Flood Insurance Rate Map Panel No 48113C0345 J dated August 23 2001

Dated February 26, 1997
GF No
Job No 2816

L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3852
AN OFFICIAL DOCUMENT ONLY
WITH AN ORIGINAL SIGNATURE

UPDATED AND RECERTIFIED August 3, 2009.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS THAT MIGHT BE REVEALED BY A CURRENT TITLE SEARCH

LAND TITLE SURVEY

0.5771 ACRE TRACT
LOTS 14–20, BLOCK A/1030
REGENT'S PARK ADDITION

J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383
DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
105 Republic Dr., Suite 115 Plano, Texas 75074
(972) 881-0771
TBPE Reg. No. F-6426/TBPLS Reg. No. 100535-00.

JOB #2816