

Legal Description:

Being all of Lots 3, 4, 5 and 6 and part of Lots 1 and 2 and part of an abandoned alley (abandoned by City Ordinance No. 13858), Block Q/2607 of the Webster and Wood North Park Addition, an addition to the City of Dallas, Dallas County, Texas, and being that same tract of land described by deed to Lloyd N. Fielder, as recorded in Volume 86104, Page 1051, Deed Records, Dallas County, Texas and being more fully described as follows:

Beginning at a 3/8" iron rod found for corner at the northeast corner of said Lot 6, being at the intersection of the south line of Savage Street (a 50 foot right-of-way) with the west line of Tyree Street (a 50 foot right-of-way);

Thence South 00 deg. 00 min. 00 sec. East, along the west line of said Tyree Street, a distance of 208.47 feet to a 1/2" iron rod with red plastic cap stamped "ADVANCED RPLS 5427" set for corner (hereon called 1/2" C.I.R.S.), being on the northeast line of a 6 foot strip conveyed to the City of Dallas, as recorded in Volume 869, page 561, said Deed Records;

Thence North 38 deg. 40 min. 25 sec. West, along the northeast line of said 6 foot strip, a distance of 101.42 feet to a 1/2" C.I.R.S. for corner;

Thence South 88 deg. 56 min. 59 sec. West, along south line of said Lot 3, a distance of 7.50 feet to a 1/2" C.I.R.S. for corner;

Thence North 38 deg. 27 min. 38 sec. West, along the northeast line of Lemmon Avenue, a distance of 87.00 feet to an "X" cut set for corner, being the south corner of an 8 foot strip conveyed to the City of Dallas, as recorded in Volume 869, Page 361, said Deed Records;

Thence North 00 deg. 10 min. 00 sec. West, along the east line of said 8 foot strip, a distance of 12.80 feet to an "X" cut set for corner;

Thence North 38 deg. 49 min. 59 sec. West, along the northeast line of said 8 foot strip, a distance of 57.94 feet to a 1/2" C.I.R.S. for corner;

Thence North 72 deg. 08 min. 57 sec. East, a distance of 37.99 feet to a 1/2" C.I.R.S. for corner;

Thence North 00 deg. 10 min. 00 sec. West, along the east line of a 15 foot alley, a distance of 61.42 feet to a 1/2" C.I.R.S. for corner on the south line of said Savage Street, being the northwest corner of said Lot 6;

Thence North 88 deg. 56 min. 54 sec. East, along the south line of said Savage Street, same being the north line of said Lot 6, a distance of 125.39 feet to the Point of Beginning, containing 0.614 acres of land, more or less.

**BOUNDARY SURVEY
0.614 ACRES
LOTS 3, 4, 5, 6 & PART
OF LOTS 1 & 2 & PART
OF ALLEY, BLOCK Q/2607
WEBSTER AND WOOD NORTHPARK ADDN.
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

(a) this survey plat is true, correct and accurate representation of land and accurate survey made on the ground; (b) the size, location and dimensions of said property are as shown; (c) the lines and dimensions of said property are AS HEREON: There are no visible easements, rights-of-way, etc. There may be restrictions, zoning requirements or other property. Any new construction is subject to the rules and regulations of



**ADVANCED LAND SURVEYING
P.O. BOX 516
PALMER, TEXAS 75152**

(972) 845-2452 (972) 845-2461-FAX

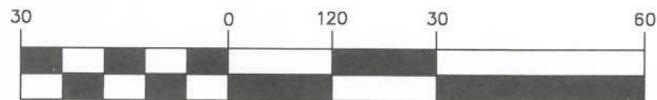
JOB NUMBER: 07-1156

REVISIONS

DATE: NOVEMBER 14, 2007

DRAWN BY: AWK

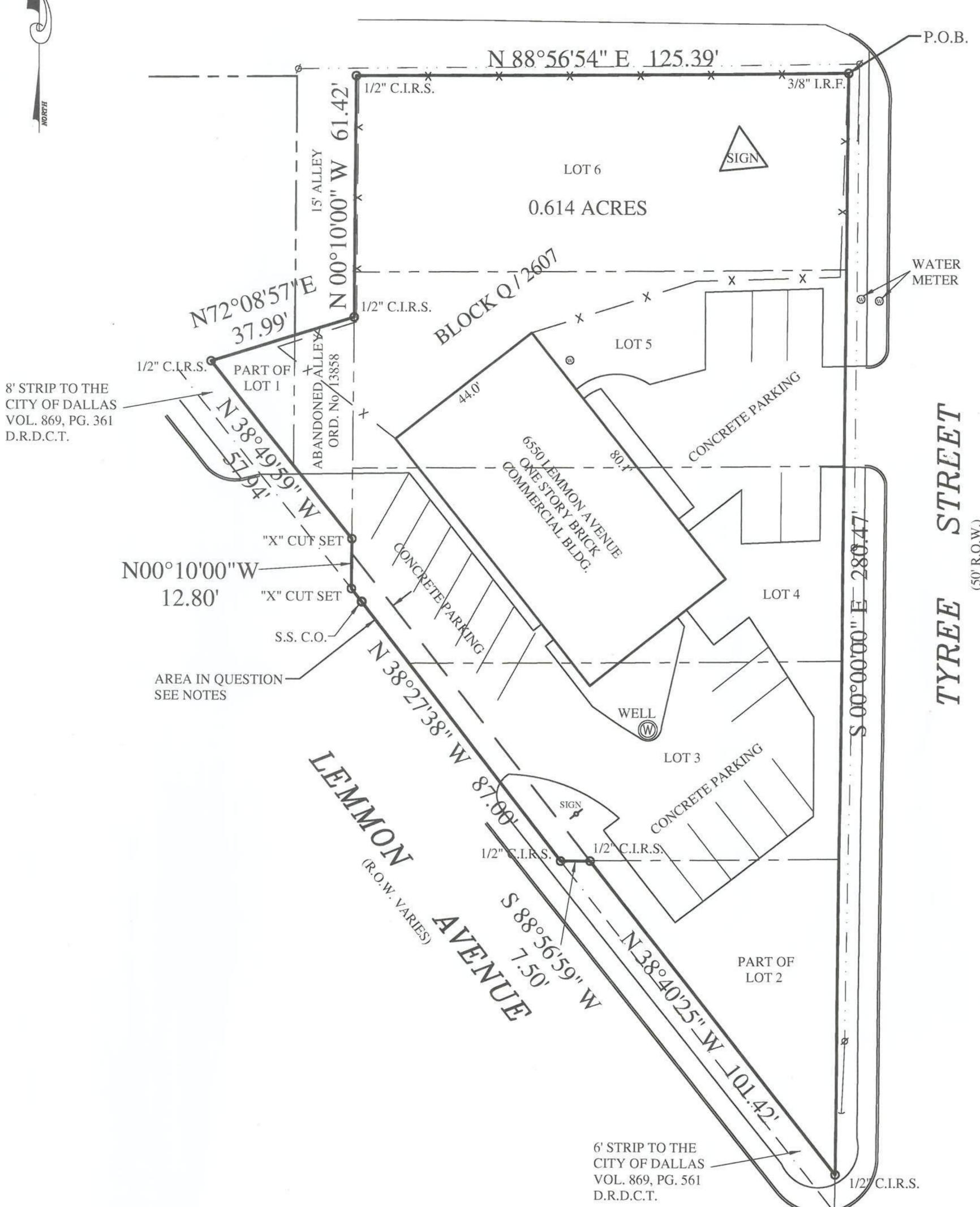
GRAPHIC SCALE



1 inch = 30 ft.

SAVAGE STREET

(50' R.O.W.)



TYREE STREET

50' R.O.W.)

Notes:

1. With regards to the "area in question" noted hereon, unofficial maps acquired from the City of Dallas show this area to be conveyed to the City of Dallas for right-of-way for Lemmon Avenue. The conveying document indicated on said maps do not include this area. There may be a subsequent document or documents conveying this area to the City of Dallas, however an official document has not been found at this time.
2. This survey was prepared without the benefit of a title policy, there may be easements, agreements or other matters affecting this property that are not shown hereon.