

SURVEY

BEING A 75 FOOT BY 140 FOOT TRACT OF LAND, LOCATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PART OF LOTS 4 AND 5, IN BLOCK V/1040, OF C.C. SLAUGHTER RESUBDIVISION OF BLOCK V OF BOWSER & LEMMON'S OAK LAWN AND NORTH DALLAS ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 19, OF THE MAP RECORDS, OF DALLAS COUNTY, TEXAS, SAID TRACT ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO BUZZINI LP, AS RECORDED IN COUNTY CLERK NUMBER 20060086558, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

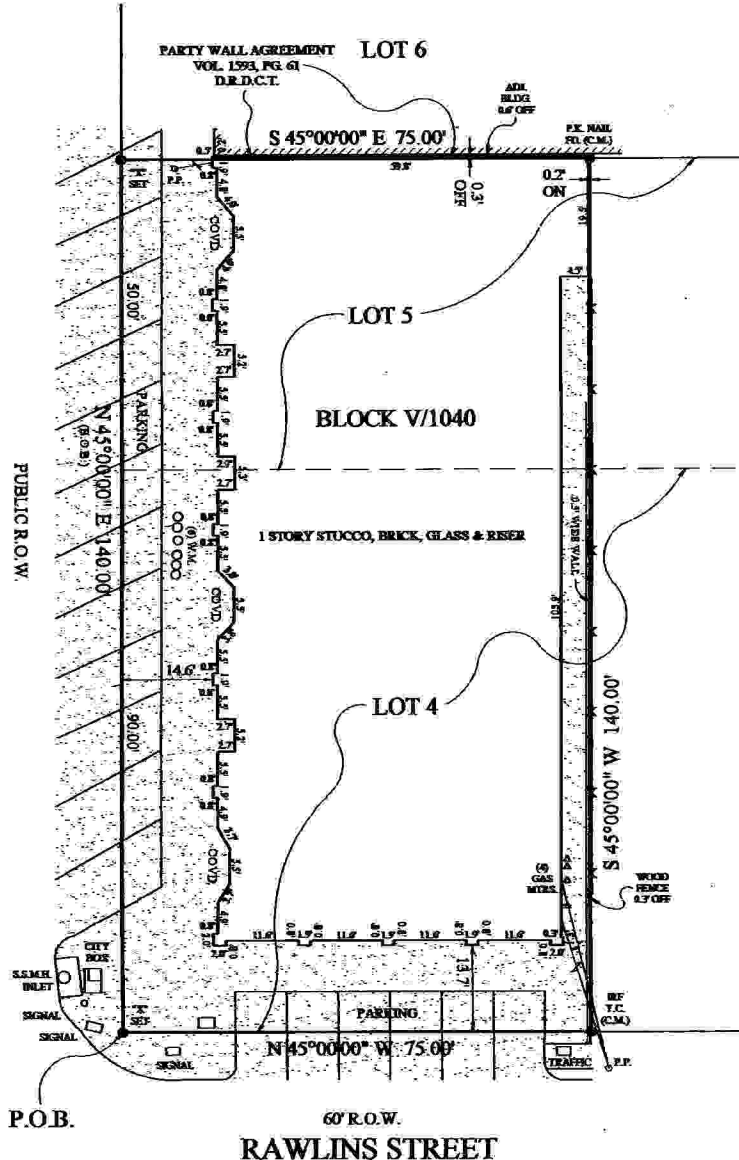
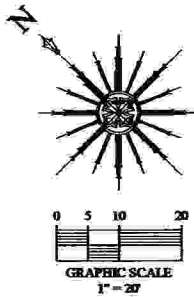
BEGINNING AT A POINT IN THE INTERSECTION OF THE SOUTHEAST LINE OF OAK LAWN AVENUE (A PUBLIC RIGHT OF WAY), AND OF THE NORTHEAST LINE OF RAWLINS STREET (A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID BUZZINI LP TRACT, AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 45°00'00" EAST, LEAVING SAID INTERSECTION OF OAK LAWN AVENUE AND RAWLINS STREET, ALONG SAID SOUTHEAST LINE OF OAK LAWN AVENUE, PASSING AT A DISTANCE OF 90.00 FEET THE MOST NORTHERLY CORNER OF SAID LOT 4, ALSO PASSING THE MOST WESTERLY CORNER OF SAID LOT 5, CONTINUING ALONG IN ALL A DISTANCE OF 140.00 FEET TO A POINT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 6, IN SAID BLOCK V/1040, OF SAID C.C. SLAUGHTER RESUBDIVISION OF BLOCK V OF BOWSER & LEMMON'S OAK LAWN AND NORTH DALLAS ADDITION, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID BUZZINI LP TRACT, AN "X" SET IN CONCRETE FOR CORNER;

THENCE SOUTH 45°00'00" EAST, LEAVING SAID SOUTHEAST LINE OF OAK LAWN AVENUE, ALONG THE COMMON SIDELINE OF SAID LOTS 5 AND 6, PASSING AT A DISTANCE OF 14.6 FEET, THE EXTERIOR OF A BUILDING, CONTINUING ALONG AND THROUGH AN EXTERIOR WALL OF SAID BUILDING, PASSING AT A DISTANCE OF 74.98 FEET THE EXTERIOR OF SAID BUILDING, CONTINUING ALONG, A DISTANCE OF 75.00 FEET TO A POINT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID BUZZINI LP TRACT, AN PK NAIL FOUND FOR CORNER;

THENCE SOUTH 45°00'00" WEST, LEAVING SAID COMMON SIDELINE OF LOTS 5 AND 6, ALONG THE SOUTHEAST LINE OF SAID BUZZINI LP TRACT, A DISTANCE OF 140.00 FEET TO A POINT IN SAID NORTHEAST LINE OF RAWLINS STREET, AN IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE NORTH 45°00'00" WEST, ALONG SAID NORTHEAST LINE OF RAWLINS STREET TO THE POINT OF BEGINNING AND CONTAINING 10,500 SQUARE FEET OR 0.241047 ACRES OF LAND.



3400 OAK LAWN AVENUE
PUBLIC R.O.W.

60' R.O.W.
RAWLINS STREET

FLOOD STAMP: NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, PANEL 343 OF 723, MAP NUMBER 481130344-1, EFFECTIVE DATE: AUGUST 23, 2001. (ZONE X)

(NOTE)
(1) BEARING BEING N 45°00'00" EAST, IS THE SOUTHEAST LINE OF OAK LAWN AVENUE, IN DEED CONVEYED TO BUZZINI LP, AS RECORDED IN COUNTY CLERK NUMBER 20060086558, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

THIS SURVEY IS FOR THE USE OF REUNION TITLE COMPANY IN CONJUNCTION WITH GF NUMBER 2007-124323-RU WITHIN 90 DAYS OF OCTOBER 3, 2014, AND IS NOT VALID FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO ANY LAND OR TITLE TRANSFER, CLOSING, LOAN ON PROPERTY, ETC. AFTER THE 90 DAY PERIOD.

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM PROPERTY LINES THE DISTANCE INDICATED, AND THAT THE DISTANCE TO THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

SCALE : 1" = 20'
DATE : OCTOBER 3, 2014
GF NO. : 2007-124323-RU
JOB NO. : 2014-0069
DRAWN BY : A.O.

OLIVER SURVEYORS
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