



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY.

TRACT 1

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN WITT SURVEY, ABSTRACT NO. 1584, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING LOT 2, BLOCK B/7007 OF LEEANN'S GRAY ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96159, PAGE 4648 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS; AND BEING A PORTION OF 0.1780 ACRE TRACT OF LAND DESCRIBED IN DEED TO FIVE SPARKS VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 20001061, PAGE 3138 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW CAP FOUND AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD WITH THE WEST RIGHT-OF-WAY LINE OF NOEL ROAD, RIGHT-OF-WAY WIDENED BY SAID LEEANN'S GRAY ADDITION PLAT AS RECORDED IN VOLUME 96159, PAGE 4648 OF THE PLAT RECORDS OF DALLAS COUNTY, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 89° 47' 20" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRING VALLEY ROAD AND THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD SET FOR THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 89° 47' 20" WEST AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRING VALLEY ROAD AND THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 69.86 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 1, BLOCK B/7007 OF AFORESAID LEEANN'S GRAY ADDITION;

THENCE NORTH 00° 12' 40" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SPRING VALLEY ROAD AND ALONG THE WEST LINE OF SAID LOT 2, COMMON TO THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 83.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING A COMMON CORNER OF SAID LOT 1;

THENCE NORTH 89° 47' 20" EAST ALONG THE NORTH LINE OF SAID LOT 2, COMMON TO A SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 84.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AND BEING IN THE WEST RIGHT-OF-WAY LINE OF AFORESAID NOEL ROAD, RIGHT-OF-WAY AS WIDENED BY AFORESAID LEEANN'S GRAY ADDITION PLAT AS RECORDED IN VOLUME 96159, PAGE 4648 OF THE PLAT RECORDS OF DALLAS COUNTY;

THENCE SOUTH 00° 12' 40" EAST AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID NOEL ROAD, FOR A DISTANCE OF 68.86 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTH END OF AFORESAID CORNER CLIP AT THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD WITH THE WEST RIGHT-OF-WAY LINE OF NOEL ROAD, RIGHT-OF-WAY AS WIDENED BY SAID LEEANN'S GRAY ADDITION PLAT AS RECORDED IN VOLUME 96159, PAGE 4648 OF THE PLAT RECORDS OF DALLAS COUNTY;

THENCE SOUTH 44° 47' 20" WEST AND FOLLOWING ALONG SAID CORNER CLIP, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1578 ACRES (6,872 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2: (EASEMENT)

BEING A NON-EXCLUSIVE VEHICULAR ACCESS AND PARKING EASEMENT AS RESERVED IN CORRECTED SPECIAL WARRANTY DEED WITH RESERVATION AND GRANT OF EASEMENTS FILED 02/05/1996, RECORDED IN VOLUME 96024, PAGE 3181, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

CERTIFICATION:

TO: G SALONS & SPA, LLC, A TEXAS LIMITED LIABILITY COMPANY; FIVE SPARKS VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP; WELLS FARGO BANK, NATIONAL ASSOCIATION; FIRST AMERICAN TITLE INSURANCE COMPANY (GF# 1002-134794-RTT)

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 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a) & 13 OF TABLE A THEREOF, 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.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS
REGISTERED
DAVID PETREE
1890
PROFESSIONAL
LAND SURVEYOR

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GF# 1002-134794-RTT) EFFECTIVE DATE OF DECEMBER 28, 2014, ISSUED DATE OF JANUARY 14, 2015, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE AS INDICATED ON SCHEDULE B THEREOF:

1) RESTRICTIVE COVENANTS CONTAINED IN DEED RESTRICTIONS FILED 02/20/1992, RECORDED IN VOLUME 92035, PAGE 3682, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. RESTRICTIVE COVENANTS CONTAINED IN CORRECTION SPECIAL WARRANTY DEED WITH RESERVATION AND GRANT OF EASEMENTS FILED 02/02/1996, RECORDED IN VOLUME 96024, PAGE 3181, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

10A) THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN VOLUME 96159, PAGE 4648, MAP RECORDS, DALLAS COUNTY, TEXAS: 4' R.O.W. RESERVATION AND LANDSCAPE BUFFER; VARIABLE WIDTH R.O.W. RESERVATION; 9' R.O.W. EASEMENT; AND 10' R.O.W. DEDICATION.

B) TERMS, PROVISIONS, CONDITIONS, AND EASEMENT RIGHTS CONTAINED IN CORRECTION SPECIAL WARRANTY DEED WITH RESERVATION AND GRANT OF EASEMENTS FILED 02/02/1996, RECORDED IN VOLUME 96024, PAGE 3181, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0180K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ALTA/ACSM LAND TITLE SURVEY

0.1578 ACRES OF LAND

LOT 2 - BLOCK B/7007

LEEANN'S GRAY ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
10105 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

DATE: JANUARY 23, 2015
SCALE: 1"= 10'
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700