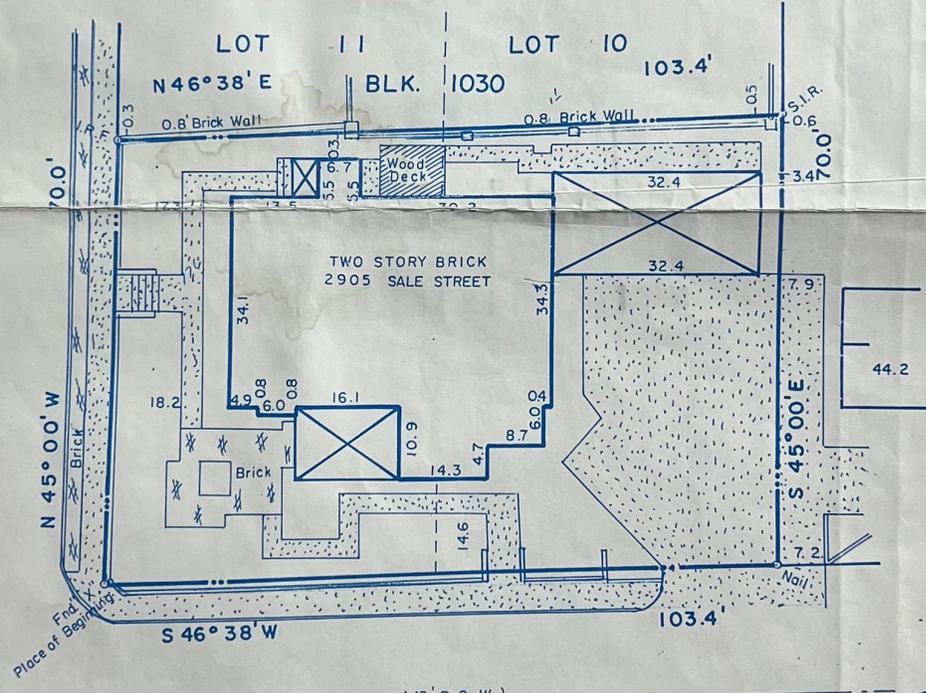


SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 2905 Sale Street, being a tract of land situated in the Grigsby League Survey, Abstract No. 1383, being the Southeast 70.00 feet of Lots 10 and 11, City Block 1030 of J. H. Webster Subdivision, an unrecorded addition to the City of Dallas, Texas, and being more particularly described as follows;
 BEGINNING at the intersection of the Northwest line of Sale Street, (a 40 foot R.O.W.), with the Northeast line of Gillespie Avenue, (a 40 foot R.O.W.), an "X" found in concrete for corner;
 THENCE, North 45 deg. 00 min. West, with the said Northeast line of Gillespie Avenue, a distance of 70.00 feet, an iron stake for corner;
 THENCE, North 46 deg. 38 min. East, a distance of 103.4 feet, an iron stake for corner;
 THENCE, South 45 deg. 00 min. East, a distance of 70.00 feet to a point in the said Northwest line of Sale Street, a nail found for corner;
 THENCE, South 46 deg. 38 min. West, with the said Northwest line of Sale Street, a distance of 103.40 feet to the PLACE OF BEGINNING.

ty Address (aka 2905 Sale St)
 es: Michael Klement
 PD 193, Ordinance
 18582, 21416 & 21859
 e longer existing.

GILLESPIE AVENUE
 (40' R.O.W.)



SALE STREET
 (40' R.O.W.)



This survey was performed in connection with the transaction described in GF No. 91-CR-220392-P of Lawyers American Title Company and Rosewood Properties Inc.

AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND the plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, 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 from the nearest intersection street, or road, is as shown on said plat. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale 1" = 20'
 Date 4/17/91
 Job 91455
 Drawn by ROD



Ben D. Rychlik
 Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
 1018 S. Beckley, Dallas, TX 75203
 Phone: (214) 948-3324
 Fax: (214) 946-7540