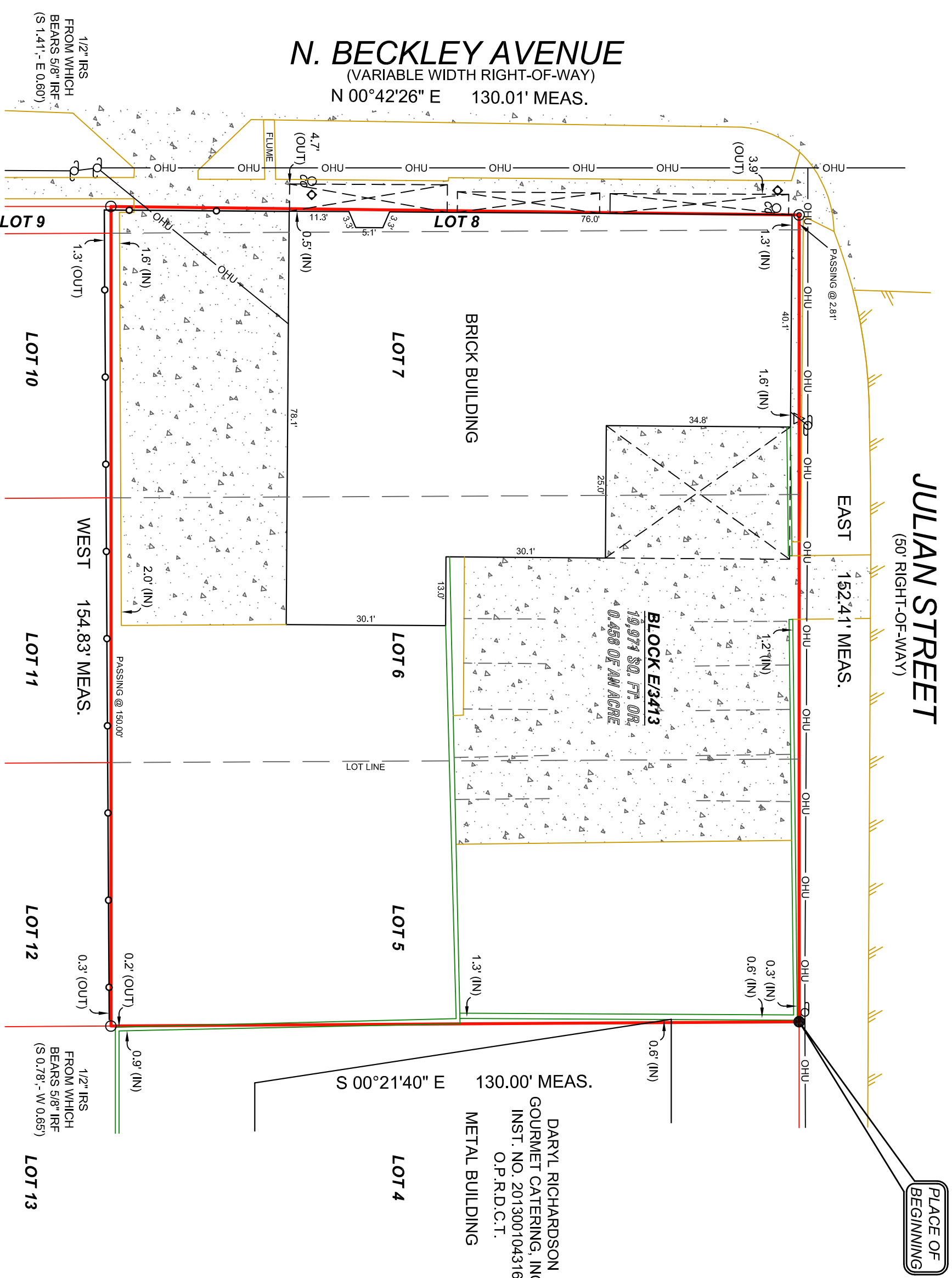
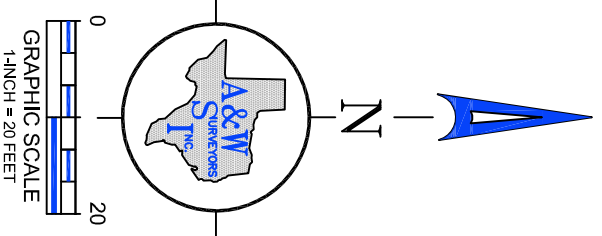


**SURVEY PLAT**



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND	
1/2" IR FOUND	1/2" IR FOUND
1/2" R SET	4" FOUND
3/8" R FOUND	X SET
3/8" R FOUND	1" R FOUND
3/8" R FOUND	1" P FOUND
3/8" R FOUND	POINT FOR CORNER
3/8" R FOUND	CON MONUMENT
3/8" P FOUND	3/8" P FOUND
3/8" P FOUND	3/8" P FOUND
TELE BOX	GUARD POST
CABLE BOX	SEPTIC COVER
ELECTRIC BOX	SAN SEW. MAN.
BRICK COLUMN	IRIGATION VALVE
STONE COLUMN	WATER VALVE
STONE DRAINAGE	FIRE HYDRANT
SAN SEW. CO.	IR VALVE
UTILITY POLE	OVERHEAD UTILITY LINE
WATER METER	OUT WIRE ANCHOR
GAS METER	BIBBED WIRE FENCE
A.C. PAD	IRON FENCE
TRUNK BOX	CHAIN LINK FENCE
POOL DECK	WOOD FENCE
	PRE-RAIL FENCE
	PLASTIC FENCE
	ASPHALT
	FINE LINE STRIPE
	BRICK/RET. WALL
	STONE RET. WALL
	CON. RET. WALL
	BUILDING WALL
	NO PARKING
	TILE
	CONCRETE
	GRAVEL
	BRICK
	STONE
	WOOD DECK
	BUILDING WALL
	HANDICAP SPACE
	BUILDING LINE
	ESSENTIAL
	BOUNDARY
	HEIR/BACKLINE
	PARKING STRIPE
	HANDICAP SPACE

METHODIST HOSPITALS OF DALLAS, VOL. 93176, PG. 2234, D.R.D.C.T.

**LEGAL DESCRIPTION**

Being a part of Lots 5, 6, 7, and 8, of Block E3413, DAL CLIFF TERRACE, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 289, Deed Records, Dallas County, Texas, and being the same tract of land described in deed to Michael Lee Steward, recorded in Volume 2004165, Page 10977, Deed Records, Dallas County, Texas, together with the same tract of land described in deed to Michael Steward, recorded in Volume 98001, Page 6080, Deed Records, Dallas County, Texas, and combined together being more particularly described as follows:

Beginning at a 1/2-inch iron rod found for corner in the South line of Julian Street, a 50-foot right-of-way, at the common North corner of Lots 4 and 5, of said Block E3413;

Thence South 00°21'40" East, along the common boundary line of Lots 4 and 5, a distance of 130.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of that portion of said Lot 5 described in deed to Methodist Hospitals of Dallas, recorded in Volume 93176, Page 2234, Deed Records, Dallas County, Texas;

Thence West, passing at a distance of 150.00 feet the common boundary line of said Lots 7 and 8, continuing a total distance of 154.83 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the present East line of North Beckley Avenue, a variable width right-of-way, at the Northwest corner of said Methodist Hospitals of Dallas tract;

Thence North 00°42'26" East, along said East line, a distance of 130.01 feet to a 1/2-inch iron with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the said East line of said North Beckley Avenue, with the South line of said Julian Street, same being the South line of said Lot 8;

Thence East, along said South line, passing at a distance of 2.81 feet the common North corner of said Lots 7 and 8, continuing a total distance of 152.41 feet to the PLACE OF BEGINNING and containing 19,974 square feet or 0.458 of an acre of land.

**SURVEYOR'S CERTIFICATION**

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to SD Dallas Payne Venture, LLC, Michael Steward, Fidelity National Title Insurance Company, and the Law Offices of Jerald M. Rzesutsky, all in connection with G. F. NO. LT-19398-1939802117, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there are no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113C 0340U of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 08-23-2001. The property shown hereon is located in Zone "X-500". (This information is provided from F.I.R.M.)

**PRELIMINARY SURVEY NOT FOR RECORDING PURPOSES**

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work, protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

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DATE: 01-28-2015  
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