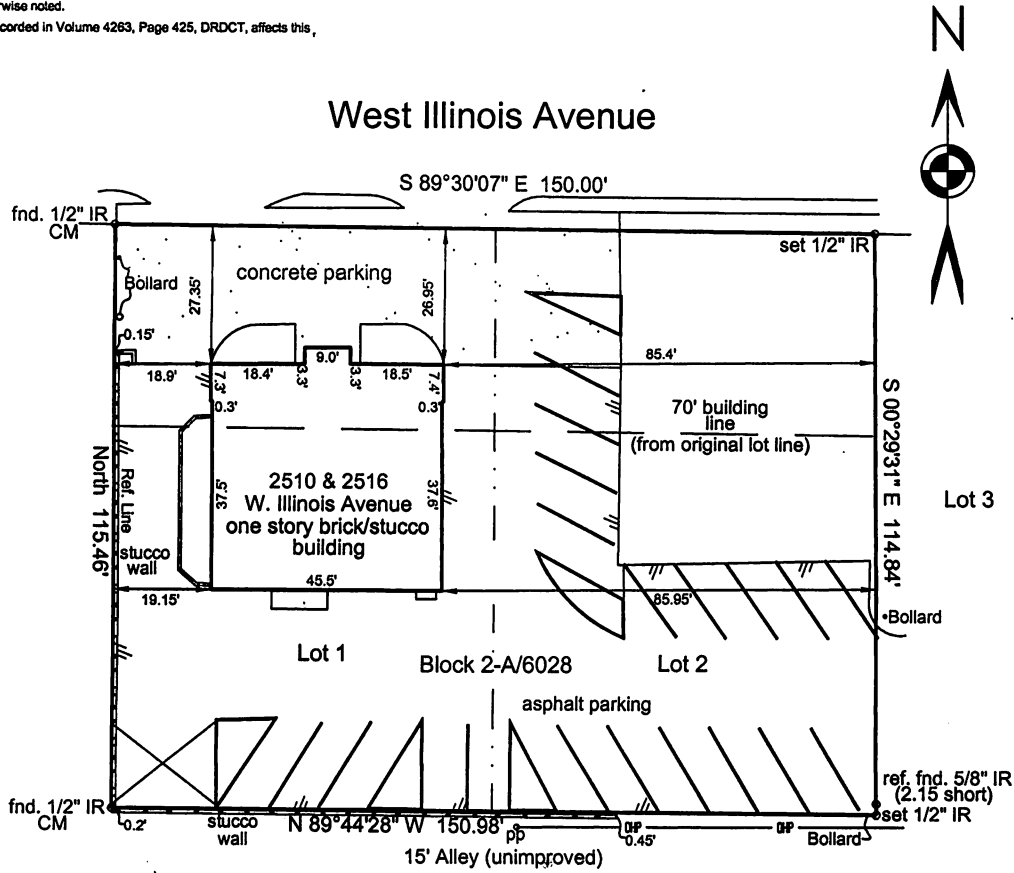


SURVEY: PLAT

I, Michael Cuzzo, Texas Registered Professional Land Surveyor Number 5693, do hereby declare that on this date a survey was made on the ground under my direction of the property at 2516 and 2510 West Illinois Avenue and being Lots 1 & 2, Block 2-A/6028 of Fenstermacher Resubdivision of Lots 7 and 8 in Block 2 of Acreage Estates Addition No. 1, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 15, Page 183 of the Map/Plat Records of Dallas County, Texas.

Bearings and distances shown are plat and actual unless otherwise noted.

The deed recorded in Volume 4263, Page 425, DRDCT, affects this lot.



SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS

Michael Cuzzo, RPLS, P.S.

DATE: 7/7/04

*"CM" indicates a controlling monument.

There are no visible encroachments or protrusions except as shown.

The basis of bearing is the plat call for the line noted above as the "Ref Line"

The subject property does not appear to lie in a flood hazard area as shown on FIRM Panel 48113C0480 J dated August 23, 2001. Property is in Zone X.

This survey is not to be used for construction purposes and is for the exclusive use of the buyer, seller, and title company named hereon. The surveyor relied on the title commitment under the GF Number shown hereon, and the easements, rights-of-way, and other locatable matters of record of which surveyor has been advised are shown hereon.



2720 North Stemmons Freeway
Suite 702
Dallas, Texas 75207
214-540-8518 fax 214-540-6991



Michael Cuzzo, RPLS # 5693

LOTS 1 & 2, BLOCK 2-A/6028
Fenstermacher Resubdivision of
Lots 7 & 8 Block 2, of Acreage
Estates Addition No. 1
Dallas/Dallas

Buyer: NA
Seller/Owner:
Title Co: North American Title Company
GF # 047080087

scale: 1"=30'	drawn: ALC	04-1297
7/2/2004	chkd: MC	rev no