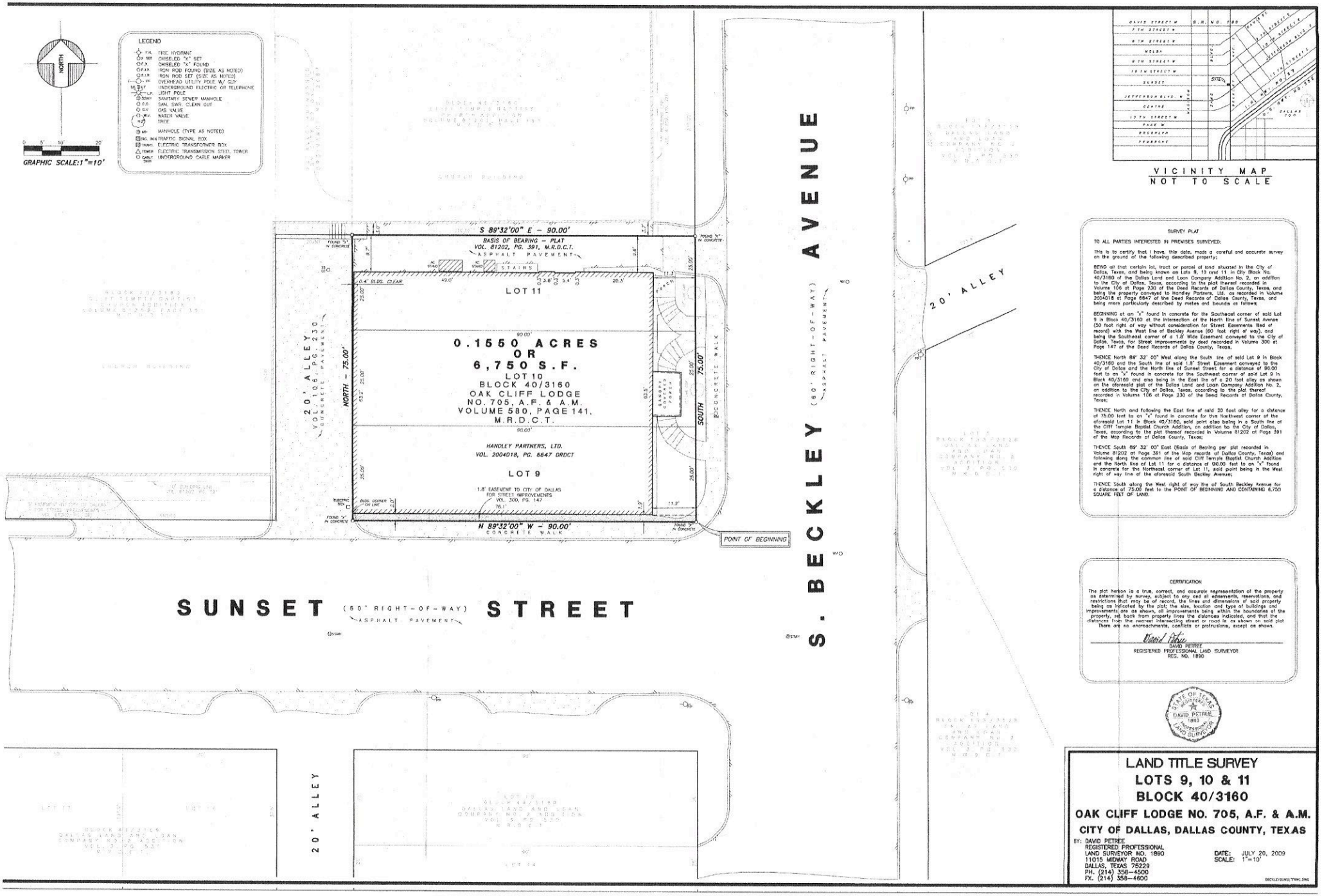

VICINITY MAP
NOT TO SCALE

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 the following described property:

BEING all that certain lot, tract or parcel of land situated in the City of Dallas, Texas, and being known as Lots 9, 10 and 11 in City Block No. 40/3160 of the Dallas Land and Loan Company Addition No. 2, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 106 at Page 230 of the Deed Records of Dallas County, Texas, and being the property conveyed to Handley Partners, Ltd. as recorded in Volume 2004018 at Page 6647 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete for the Southeast corner of said Lot 9 in Block 40/3160 at the intersection of the North line of Sunset Avenue (50 foot right of way without consideration for Street Easements filed of record) with the West line of Beckley Avenue (60 foot right of way), and being the Southeast corner of a 1.8' Wide Easement conveyed to the City of Dallas, Texas, for Street improvements by deed recorded in Volume 300 at Page 147 of the Deed Records of Dallas County, Texas;

THENCE North 89° 32' 00" West along the South line of said Lot 9 in Block 40/3160 and the South line of said 1.8' Street Easement conveyed to the City of Dallas and the North line of Sunset Street for a distance of 90.00 feet to an "X" found in concrete for the Southwest corner of said Lot 9 in Block 40/3160 and also being in the East line of a 20 foot alley as shown on the aforesaid plat of the Dallas Land and Loan Company Addition No. 2, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 106 at Page 230 of the Deed Records of Dallas County, Texas;

THENCE North and following the East line of said 20 foot alley for a distance of 75.00 feet to an "x" found in concrete for the Northwest corner of the aforesaid Lot 11 in Block 40/3160, said point also being in a South line of the Cliff Temple Baptist Church Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 81202 at Page 391 of the Map Records of Dallas County, Texas;

THENCE South 89° 32' 00" East (Basis of Bearing per plat recorded in Volume 81202 at Page 391 of the Map records of Dallas County, Texas) and following along the common line of said Cliff Temple Baptist Church Addition and the North line of Lot 11 for a distance of 90.00 feet to an "x" found in concrete for the Northeast corner of Lot 11, said point being in the West right of way line of the aforesaid South Beckley Avenue;

THENCE South along the West right of way line of South Beckley Avenue for a distance of 75.00 feet to the POINT OF BEGINNING AND CONTAINING 6,750 SQUARE FEET OF LAND.

CERTIFICATION

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 distances indicated, and that the distances from the nearest intersecting street or road is as shown on said plat There are no encroachments, conflicts or protrusions, except as shown.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 1890

STATE OF TEXAS
REGISTERED
DAVID PETREE
1890
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
LOTS 9, 10 & 11
BLOCK 40/3160
OAK CLIFF LODGE NO. 705, A.F. & A.M.
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
FX. (214) 358-4600

DATE: JULY 20, 2009
SCALE: 1"=10'

BECKLEY-SUNSET.TWG.DWG