



PROPERTY DESCRIPTION

BEING part of Lot 9, Block F/3413 of DAL CLIFF TERRACE, an addition to the City of Dallas, Texas, recorded in Volume 1, Page 289 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to G.R. Richardson, recorded in Instrument No. 201300066091 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod set for corner at the present intersection of the east R.O.W. line of Spann Street (a 50' R.O.W.) with the south R.O.W. line of Julian Street (a 50' R.O.W.);

THENCE S 89°01'00" E, 50.00' along the south line of Julian Street to a 3/4" iron rod set at the northwest corner of Lot 8 of the aforementioned addition;

THENCE SOUTH, 90.00' along the common line of said Lots 8 and 9 to a 3/4" iron rod set for corner in the north line of the K.L. Stearns property (recording data unavailable);

THENCE N 89°01'00" W, 50.00' along the north line of said K.L. Stearns property to a 3/4" iron rod set for corner in the east line of Spann Street;

THENCE NORTH, 90.00' along the east line of Spann Street to the Point of Beginning and containing 4,499.34 square feet or 0.1033 acres of land.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

The undersigned does hereby certify that this plat correctly shows a survey made on this day under my personal supervision, on the ground of the property described hereon, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements are as show hereon, the buildings are set back from the property lines the distances indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto or from adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me are as shown hereon, and that said property has access to and from a dedicated roadway. The area of the property is correctly shown on this survey. This survey meets the Minimum Standard Detail Requirements of an Urban Land Title Survey established and adopted by ALTA and ACSM in 2005 and the minimum standards of a Category 1A, Condition I Survey required by the TSPS. As of the date of this survey, this property does lie within a known designated flood plain or flood hazard area. This property lies within Zone X (500 Year Flood Plain), as shown on Flood Insurance Rate Map No. 48113C0340 J, dated 8/23/01.



Scott Davis

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

SURVEY PLAT

OF PART OF LOT 9, BLOCK F/3413 OF DAL CLIFF TERRACE, CITY OF DALLAS, TEXAS.

SCALE: 1" = 20'

LEGEND

FD. FOUND
I.R. IRON ROD
I.P. IRON PIPE
PG. PAGE
VOL. VOLUME
R.O.W. RIGHT-OF-WAY
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
C/L CHAIN LINK
CONC. CONCRETE
BLDG. BUILDING
ASPHALT ASPHALT

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

DATE: 3/21/14
JOB NO. 13010C