

**SURVEY PLAT**

This is to certify that I have, this date, made an on the ground survey of the property located on Beltwood Parkway East, in the Town of Addison, Texas, described as follows:

BEING Lot 1, Block A, BEL-AIR GRILL ADDITION REVISED, an Addition to the Town of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 99184, Page 1123, of the Map Records of Dallas County, Texas;

BEGINNING at a PK nail found for corner at the intersection of the East line of Beltwood Parkway (a 60 foot right-of-way) with the South line of Belt Line Road (a 100 foot right-of-way);

THENCE North 89 degrees 56 minutes 45 seconds East, along said South line of Belt Line Road for a distance of 116.90 feet to a 1/2 inch iron rod set (capped "JDR") for corner, same point being the Northwest corner of Lot 2 of the above mentioned Block A;

THENCE South 00 degrees 24 minutes 00 seconds East, along the common line between said Lots 1 and 2 for a distance of 120.63 feet to an "X" set in concrete for corner;

THENCE North 89 degrees 36 minutes 00 seconds East along the common line between said Lots 1 and 2 for a distance of 70.33 feet to an "X" set in concrete for corner;

THENCE South 00 degrees 24 minutes 00 seconds East along the common line between said Lots 1 and 2 for a distance of 19.00 feet to an "X" set in concrete for corner;

THENCE North 89 degrees 36 minutes 00 seconds East for a distance of 34.67 feet to an "X" set in concrete for corner in the West line of Tract 1, INWOOD ROAD SUBDIVISION, an Addition to the Town of Addison, Texas, according to the Map recorded in Volume 77246, Page 214, Map Records, Dallas County, Texas, same point being the Southeast corner of said Lot 2, and the most Easterly Northeast corner of said Lot 1;

THENCE South 00 degrees 24 minutes 00 seconds East along the common line between said Lot 1 and said Inwood Road Subdivision for a distance of 51.00 feet to a 1/2 inch iron rod found for corner, same point being the Southeast corner of said Lot 1;

THENCE South 89 degrees 56 minutes 45 seconds West along the South line of said Lot 1 for a distance of 221.90 feet to a 1/2 inch iron rod found for corner in the above mentioned East line of Beltwood Parkway;

THENCE North 00 degrees 24 minutes 00 seconds West along said East line of Beltwood Parkway for a distance of 190.00 feet to the POINT OF BEGINNING.

Containing a computed area of 28,868 square feet or 0.6627 acres of land, more or less.

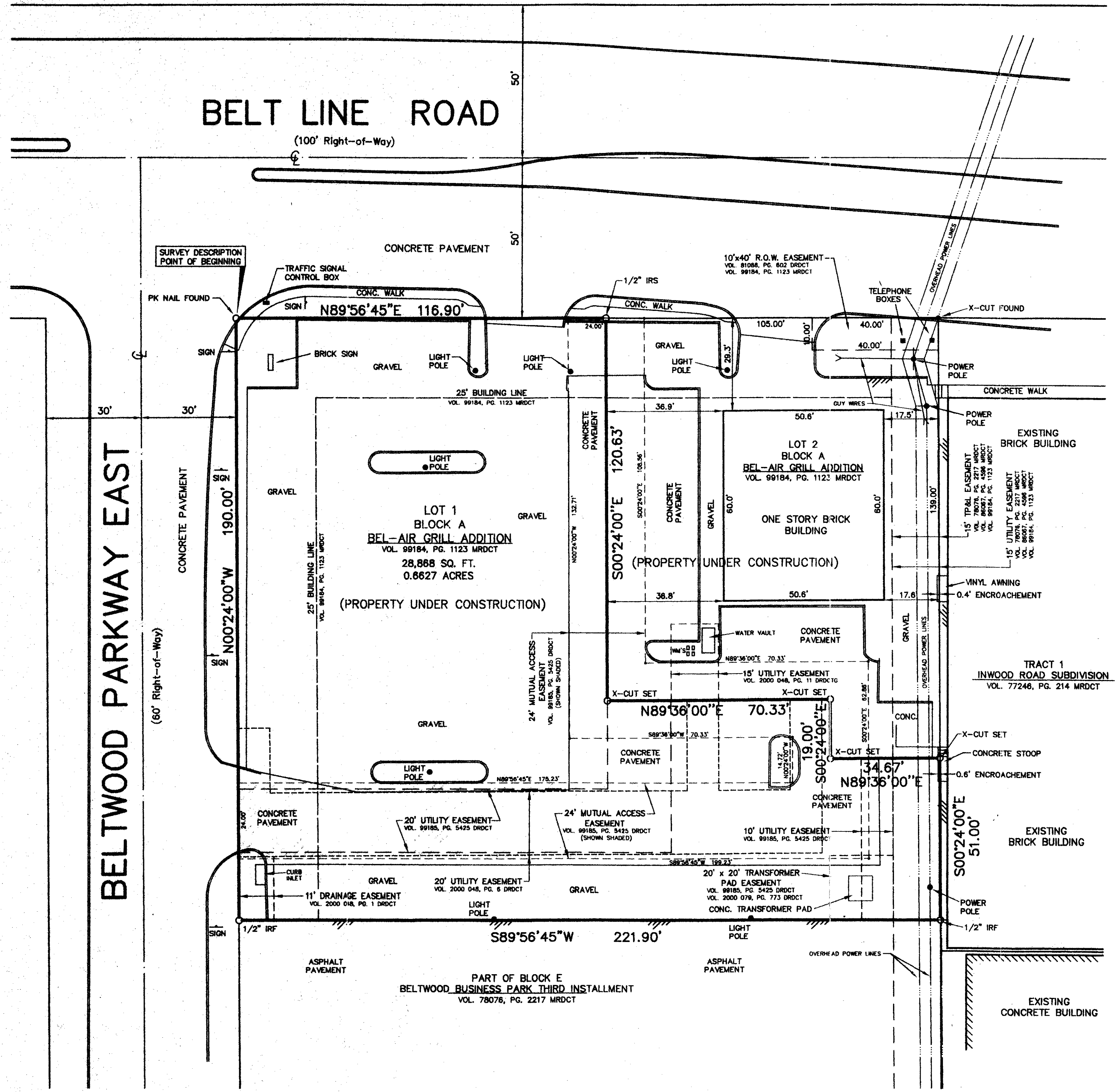
This survey was performed in connection with the transaction described in G.F. No. 213427-D-0034 of Fidelity National Title Agency, Inc. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

**SURVEYOR'S CERTIFICATION**

The undersigned hereby certifies to BELTWOOD/ADDISON, LTD., LONE STAR BANK, and FIDELITY NATIONAL TITLE AGENCY, INC. that (a) this survey was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, and other visible structures, other visible improvements and items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, platted building setback lines and other matters of record of which the undersigned has been advised in the title commitment (G.F. No. 213427-D-0034) affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (e) except as shown, there are no (1) visible improvements, visible easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts, (2) visible intrusions or encroachments onto adjoining premises, streets, or alleys by any of said buildings, structures, or other visible improvements, (3) visible intrusions or encroachments on the subject Property by buildings, structures, or other visible improvements on adjoining premises, or (4) visible intrusions or encroachments on any easement, building setback line or other restricted area by any buildings, structures or other visible improvements on the subject property; (f) the distance from the nearest intersecting street or road is as shown hereon; (g) the subject property has direct and free access to a dedicated public street or road as shown hereon, accepted for maintenance by the entity to which such street or road was dedicated; (h) no part of the subject property lies in a Special Flood Hazard Area as indicated on Map Number 481089, Panel Number 0005 A, dated September 30, 1993 as determined by or in accordance with the criteria established by the Federal Insurance Administration or as determined by or in accordance with criteria established by any city or other governmental authority having jurisdiction; and (i) this survey has been prepared in accordance with the requirements for a Category 1A, Condition II Survey, as specified in the Texas Society of Professional Surveyor's Manual of Practice for Land Surveying in Texas, Revised 1992.



*Geary Bailey*  
**GEARY BAILEY**  
 Registered Professional Land Surveyor No. 4573



**LEGEND**

- IRF IRON ROD FOUND
- IRS IRON ROD SET CAPPED "JDR"

**NOTES:**

1. BASIS OF BEARINGS - SUBJECT PLAT.
2. THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE POLICY ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC. DATED MAY 10, 2000 (G.F. No. 213427-D-0034) AS PROVIDED TO DJR ENGINEERS & CONSULTANTS, INC.
3. THIS SURVEY SHALL BE CONSIDERED INVALID UNLESS IT BEARS AN ORIGINAL LIVE SIGNATURE IN BLUE INK.
4. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 72001, PAGE 3503; VOLUME 72155, PAGE 407; VOLUME 77077, PAGE 2205; VOLUME 77233, PAGE 2596; VOLUME 99185, PAGE 5425; AND VOLUME 99185, PAGE 5443, DEED RECORDS, DALLAS COUNTY, TEXAS.
5. PROPERTY IS SUBJECT TO ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN JOINT CONSTRUCTION AGREEMENT RECORDED IN VOLUME 99185, PAGE 5443, DEED RECORDS, DALLAS COUNTY, TEXAS.

12-5-2000 CONST ISSUE  
 8-17-2000 ISSUE FOR BLD  
 7-25-00 PERMIT ISSUE

JOB NO. 105-1-00  
 FILE NO. B-448-D

SHEET TITLE: <b>SURVEY PLAT BELTWOOD PARKWAY EAST AT BELT LINE ROAD ADDISON, TEXAS</b>			
PREPARED BY: <b>DJR ENGINEERS AND CONSULTANTS</b>			
ENGINEERS • LAND PLANNERS • CAD DESIGNERS 2605 Texas Drive Suite 100 Irving, Texas 75039 Tel: 972-253-5367 Fax: 972-272-9880			
DATE: 5-11-00	DRAWN BY: JKG	CHECKED BY: GB	SHEET NO.: C1.01
SCALE: 1" = 20'			