

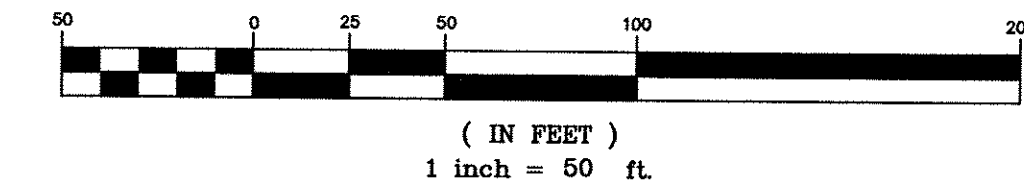
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	36°18'52"	307.00	194.58	100.68	191.34	S17°55'28"E
PLAT	36°18'52"	307.00	194.58	100.67	191.32	S17°58'28"E
C2	41°46'24"	458.00	333.92	174.77	326.57	S15°11'54"E
PLAT	41°46'20"	458.00	333.91	174.77	326.57	S15°12'42"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.97	N85°30'33"E
L2	27.00	N20°53'43"E
L3	58.11	N69°06'17"W
L4	38.01	S50°56'38"W
L5	5.80	S00°13'50"W
PLAT	5.80	S00°13'00"W
L6	46.76	N89°32'59"W
PLAT	47.17	N89°33'00"W
L7	18.01	S12°55'54"W
PLAT	18.23	S10°54'08"W
L8	54.50	S36°05'04"E
PLAT	54.50	S36°05'52"E

ELI MERRILL SURVEY A-A930

4.873 ACRES
ECB PROPERTIES
TO
VINCENT J. STAGLIANO, ET UX
VOL. 90048, PG. 4406
D.R.D.C.T.

GRAPHIC SCALE



LEGAL DESCRIPTION

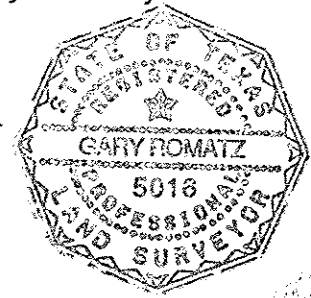
Being Lot 1A, in Block B/6489, of MURDOCK ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2003215, Page 11, of the Map Records of Dallas County, Texas.

I Gary Romatz, Registered Professional Land Surveyor, State of Texas, do hereby certify to Republic Title of Texas, Inc., First American Title Insurance Company, Club Silk and Wire Way, LLC, that on the 6th day of February, 2004, this survey was made on the ground as per the field notes shown hereon and is true and correct as to the boundaries and areas of the subject property and the size, location and type of all building and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way, and other matters of record for which I have knowledge of or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

Ingress to and egress from the subject property is provided by Wire Way, the same being a paved, dedicated public right-of-way maintained by the City of Dallas, Texas.

Gary Romatz, R.P.L.S. No. 5016
USA Professional Services Group, Inc.
8700 Stemmons, Suite 400
Dallas, TX 75247
(214) 634-3300
February 6, 2004



Revised March 8, 2004: Removed temp. concrete slabs, added dimension from 30' drainage & utility easement to building corner and added dimensions from centerline of 70' TP&L easement to building corners

NOTES:

- Bearings are based on the West line of that tract of land described in a Warranty Deed from Earl N. Jackson to Northwest Junction, L.C. as recorded in Volume 96229, Page 3559 of the Deed Records of Dallas County, Texas.
- All property corners are 1/2 inch iron rods with red plastic caps stamped "USA INC PROP. COR." set for corner, unless otherwise noted.
- Property under construction at time of survey.
- This tract is subject to the Declaration of Covenants, conditions, restrictions and easements as recorded in Volume 81046 Page 2542 D.R.D.C.T., filed in Volume 81062, Page 1218 D.R.D.C.T., as amended in Volume 82205, Page 2311 and Volume 83007, Page 4165 and Volume 81081, Page 1050 D.R.D.C.T..
- The following easements do not affect this tract. Easement to Texas Power and Light Company recorded in Volume 1105, Page 639 and Volume 1725, Page 354 D.R.D.C.T..
- The following easement does not lie on this tract. Easement to Dallas Power and Light Company and Southwestern Bell Telephone Company Volume 84222, Page 1723 D.R.D.C.T..

LEGEND

- = Power Pole
- = Light Pole Standard
- = Traffic Signal Box
- = Grate Inlet
- = Fire Hydrant
- = Underground Telephone Marker
- = Sign
- = Guy Wire
- = Sanitary Sewer Cleanout
- = Iron Rod Found
- = Iron Rod Set with plastic cap stamped "USA INC PROP COR"
- = Deed Records, Dallas County, Texas
- = Map Records, Dallas County, Texas
- = Conc Paving

ASBUILT SURVEY
3.884 ACRES

LOT 1A, BLOCK B/6489
MURDOCK ADDITION
ELI MERRILL Survey, Abstract No. 930
City of DALLAS, DALLAS County, Texas



USA Professional Services Group, Inc.
Civil Engineers - Surveyors - Planners - Landscape Architects
8700 Stemmons Freeway, Suite 400
Dallas, Texas 75247
(214) 634-3300 fax (214) 634-3338

FEBRUARY 6, 2004

FINAL

2003030

P:\shaheng\20030303\dwg\30303030.dwg, 6/23/2008 5:35:01 PM, tssd, Doc ID:545450.p3