

213, 223 & 225 E. Twelfth Street & 223 S. Storey Street

Being a 0.97 acre tract of land situated in the William H. Hord Survey, Abstract No. 560, Dallas County, Texas, same being Lot 2 and a portion of Lots 3 and 4, Block 111/3094, Original Town of Oak Cliff Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 89, Page 1-4, Deed Records, Dallas County, Texas, as conveyed to Darrell Evan Henke, by deed recorded in Clerk's File No. 201500311216, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being on the Northwest line of East Twelfth Street (60 foot right-of-way) and the East corner of that tract of land conveyed to Efrain Marquez, by deed recorded in Clerk's File No. 201400159012, Official Public Records, Dallas County, Texas;

THENCE North 30 degrees 00 minutes 00 seconds West, along the Northeast line of said Marquez tract, a distance of 145.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being the North corner of said Marquez tract;

THENCE South 60 degrees 00 minutes 00 seconds West, along the Northwest line of said Marquez tract, continuing along the Northwest line of that tract of land conveyed to Raymond Rubio, a single person, by deed recorded in Volume 2004213, Page 5242, Deed Records, Dallas County, Texas, a distance of 104.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being the West corner of said Rubio tract;

THENCE South 30 degrees 00 minutes 00 seconds East, along the Southwest line of said Rubio tract, a distance of 145.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being on the Northwest line of said East Twelfth Street and the South corner of said Rubio tract;

THENCE South 60 degrees 00 minutes 00 seconds West, along the Northwest line of said East Twelfth Street, a distance of 46.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being the East corner of that tract of land conveyed to Gregorio Maldonado and wife, Rosemary Maldonado, by deed recorded in Volume 91252, Page 6082, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 00 minutes 00 seconds West, along the Northeast line of said Maldonado tract, a distance of 228.50 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being on the Southeast line of a 20 foot alley and the North corner of said Maldonado tract, from which a 3/4 inch iron pipe found bears South 38 degrees 48 minutes 41 seconds West, a distance of 1.32 feet for witness and a 1/2 inch iron rod found bears South 61 degrees 28 minutes 43 seconds East, a distance of 4.51 feet for witness;

THENCE North 60 degrees 00 minutes 00 seconds East, along the Southeast line of said alley, a distance of 250.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being on the Southwest line of South Storey Street (60 foot right-of-way), from which a 1/2 inch iron pipe found bears North 71 degrees 46 minutes 15 seconds East, a distance of 2.42 feet for witness;

THENCE South 30 degrees 00 minutes 00 seconds East, along the Southwest line of said South Storey Street, a distance of 228.50 feet to a 1/2 inch iron rod, with a yellow cap stamped "CBG Surveying", set for corner, said corner being on the Northwest line of said East Twelfth Street, from which a 3/4 inch iron pipe found bears North 84 degrees 21 minutes 33 seconds East, a distance of 3.66 feet for witness;

THENCE South 60 degrees 00 minutes 00 seconds West, along the Northwest line of said East Twelfth Street, a distance of 100.00 feet to the POINT OF BEGINNING and containing 42,045 square feet or 0.97 acres of land.

SURVEYOR'S CERTIFICATE

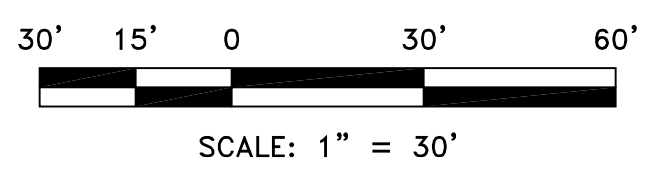
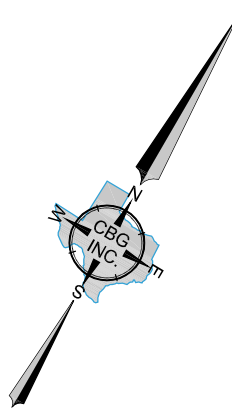
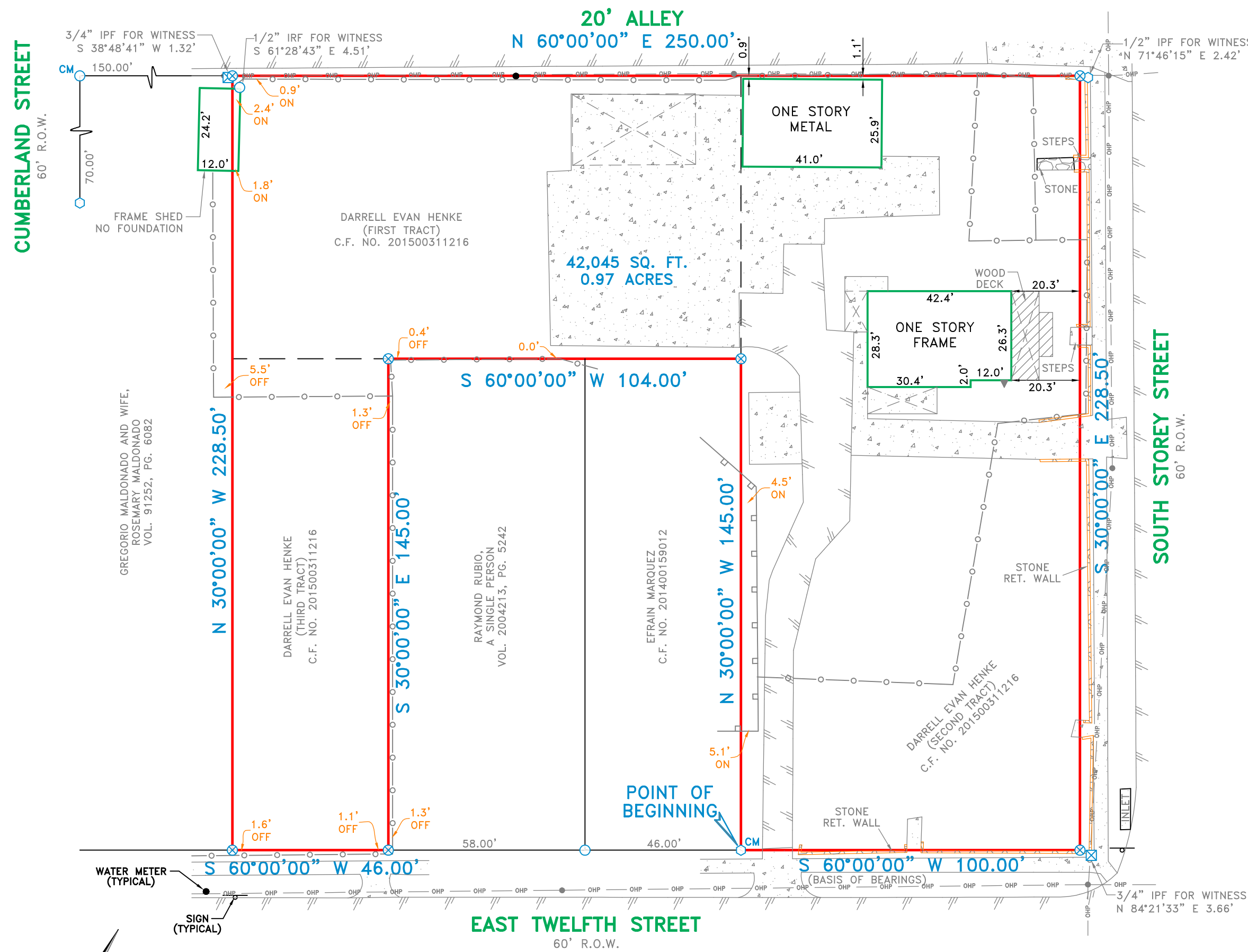
his survey is made relying on information provided by Fidelity National Title Insurance Company in connection with the transaction described in GF# 16399. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Fidelity National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 213, 223 and 225 E. Twelfth Street and 223 S. Storey Street described in C.F. NO. 201500311216, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0480 K) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Fidelity National Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 12th day of August, 2016

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor No. 5513



NOTES:
1) BEARINGS ARE BASED ON DEED (THIRD TRACT) RECORDED IN C.F. NO. 201500311216, O.P.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 2185, PG. 120 (BLANKET IN NATURE).

REVISIONS		
DATE	BY	NOTES
08/17/16	JDJ	ADD TITLE
08/22/16	JDJ	COMMENTS

LEGEND	
○	CONTROLLING MONUMENT
⊗	1/2" IRON ROD FOUND PE - POOL EQUIPMENT
⊙	1/2" IRON ROD SET
⊘	1/2" IRON PIPE FOUND AC - AIR CONDITIONING
□	FENCE POST CORNER
⊠	3/4" IRON PIPE FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊞	ASPHALT PAVING
⊟	GRAVEL/ROCK ROAD OR DRIVE
⊠	CHAIN LINK FENCE
⊡	WOOD FENCE
⊢	0.5' WIDE TYPICAL BARBED WIRE
⊣	IRON FENCE
⊤	PIPE FENCE
⊥	COVERED PORCH, DECK OR CARPORT
⊦	OVERHEAD ELECTRIC SERVICE
⊧	OVERHEAD POWER LINE
⊨	CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 101 68800
www.cbgsd.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	08/12/16	1614932	SEE CERT.	JDJ

TEXAS LAND TITLE SURVEY
WILLIAM H. HORD SURVEY, ABSTRACT NO. 560
CITY OF DALLAS, DALLAS COUNTY, TEXAS
213, 223, & 225 E. TWELFTH STREET & 223 S. STOREY STREET

