



1010 E. 8th Street

Being part of Lots 3 & 4, Block 84A/3065 of Oak Cliff Original Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 3, Page 516, Map Records, Dallas County, Texas, being that same tract of land conveyed to Gerard S. Gonzalez by Warranty Deed recorded in Volume 2004168, Page 9050, Official Public Records, Dallas County, Texas, less that tract of land conveyed to the State of Texas by Notice of Lis Pendens recorded in Instrument No. 201700065883, Official Public Records, Dallas County, Texas, with the remainder being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch aluminium monument found at the intersection of the North right-of-way line of a 15 foot alley and the East right-of-way line of R.L. Thornton Freeway (variable width right-of-way);

THENCE North 00 degrees 21 minutes 38 seconds West, along said East right-of-way line of R.L. Thornton Freeway, a distance of 39.90 feet to a 5/8 inch iron rod with a cap stamped "TxDot" found for corner;

THENCE North 23 degrees 21 minutes 51 seconds East, a distance of 45.73 feet to a point for corner;

THENCE North 67 degrees 03 minutes 09 seconds East, a distance of 47.04 feet to a point for corner on the South right-of-way line of E. 8th Street (variable width right-of-way), from which an "X" found for witness has a bearing and distance of South 62 degrees 42 minutes 20 seconds East, 1.26 feet;

THENCE Easterly along said South right-of-way line of E. 8th Street as follows:

North 88 degrees 57 minutes 45 seconds East, a distance of 72.61 feet to a point for corner;

North 01 degrees 02 minutes 15 seconds West, a distance of 8.37 feet to a 5/8 inch iron rod with a cap stamped "TxDot" found for corner;

North 88 degrees 58 minutes 25 seconds East, a distance of 15.65 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 5, Block 84A/3065 of said Oak Cliff Original Addition;

THENCE South 00 degrees 21 minutes 38 seconds East, along the West line of said Lot 5, Block 84A/3065, a distance of 107.51 feet to a 1/2 inch iron with a yellow cap stamped "CBG" found at the Southwest corner of said Lot 5, Block 84A/3065, said point being on the aforementioned North right-of-way line of a 15 foot alley;

THENCE South 88 degrees 58 minutes 25 seconds West, along said North right-of-way line of 15 foot alley, a distance of 150.00 feet to the POINT OF BEGINNING and containing 13,911 square feet or 0.32 of acre of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Chicago Title in connection with the transaction described in GF# ctdal36-8000361800033. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Maroof H. Choudhury, Chicago Title and Chicago 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 1010 E. 8th Street described in Volume Page, 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 located in Zone X and 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. 48113C0345J, with a date of 08/23/2001) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Maroof H. Choudhury, Chicago Title and Chicago 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 14th day of February, 2018.

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
1. Bearings based on Texas State Plane Coordinates, North Central Zone, NAD83 (2011).
2. Easements and building lines are by recorded plat unless otherwise noted.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
●	IRON ROD FOUND
⊗	1/2" IRON ROD SET
⊙	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊠	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
▨	ASPHALT PAVING
▩	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	BRICK COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
—○—○—	CHAIN LINK FENCE
—□—□—	WOOD FENCE
—x—x—	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. 10168800
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	02/14/18	1611682-2	SEE CERT	MC

TEXAS LAND TITLE SURVEY

PART OF LOTS 3 & 4, BLOCK 84A/3065, OAK CLIFF ORIGINAL ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

1010 E. 8TH STREET