

BLOCK 1/287
SECKER'S ADDITION

ALLEN STREET

SAN JACINTO STREET

NORTH CENTRAL EXPRESSWAY
U.S. HIGHWAY NO. 75

LOT 1,
BLOCK 287 1/2
ALLEN STREET ADDITION
VOLUME 86223, PAGE 9637

0.4119 ACRES

TWO STORY STUCCO BUILDING

PROPERTY DESCRIPTION BILLOWD TRACT

BEING a part of lot 1, Block 287-1/2 of Allen Street Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat for same filed in Volume 86223 of Page 2527, Map Records, Dallas County, Texas and is particularly described as follows:

BEGINNING at a point in the Northwest Right of Way of San Jacinto Street, said point being a distance of 18.00 feet and North 44°17'12" East from the intersection of the Northwest Right of Way line of San Jacinto Street with the Southwest Right of Way line of North Central Expressway, said point of intersection being marked by a Texas Highway Department Monument found in concrete.

THENCE North 44°46'54" West a distance of 49.83 feet to a point for corner, said point being in the southeast Right of Way line of North Central Expressway;

THENCE North 04°29'37" West along the Southwest Right of Way line of North Central Expressway for a distance of 4.14 feet to a point for corner;

THENCE North 45°17'16" East for a distance of 5.33 feet to a point for corner;

THENCE South 44°46'54" East a distance of 53.00 feet to a point for corner, said point being in the Northwest Right of Way line of San Jacinto Street;

THENCE South 45°17'15" West close the Northwest Right of Way line of San Jacinto Street for a distance of 8.00 feet to the PLACE OF BEGINNING and CONTAINING 420 SQUARE FEET OF LAND.

SURVEYORS CERTIFICATE

The undersigned being a Registered Professional Land Surveyor of the State of Texas, certifies to (1) RMAA-TV, its successors and assigns and (2) Southern Dallas Development Corporation (43) Texas Maxxville Farms, Inc. (44) Northern Trust and (4) Lowrey Title Insurance Corporation as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standards and Requirements for Land Title Surveys", established and adopted by the Texas Land Title Association.
2. The survey was made on the ground on July 7, 1989 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
3. Except as shown on this map, there are no visible easements or rights of way of which the undersigned has been advised.
4. Except as shown on the survey there are no discoverable, above ground encroachments (a) by the subject property upon adjoining property, streets, utility easements, or rights of way, or (b) by the improvements on any adjoining properties, streets or ways upon the subject property.
5. The location of each easement right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment No. FC2911044, dated June 1988, issued by Lowrey Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references to the actual deed and each matter so located. The property shown on the survey is the property described in that commitment. The location of improvements on the subject property is in accord with minimum setback prohibition and requirements of record for the subject property referenced in each title commitment.
6. The subject property has direct access to and from a duly dedicated and accepted public road or highway.
7. The subject property does not serve any adjoining property for ingress and egress, except as shown.
8. The record description of the subject property forms a mathematically closed figure.
9. Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described in the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this 24th day of April 1992.

David Petree
David Petree, P.L.S.
Registered Professional Land Surveyor No. 1890



UPDATED & REVERSED JULY 7, 1989.
REVISED APRIL 15, 1987.

BOUNDARY SURVEY
LOT 1 - BLOCK 287 1/2
ALLEN STREET ADDITION
JOHN GRIGSBY SURVEY
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BY DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
1708 HENRIETY ROAD
DALLAS, TEXAS 75239
(214) 368-4800

DATE: APRIL 02, 1992
SCALE: 1" = 20'

