

PROPERTY DESCRIPTION

BEING a tract of land situated in the Absalom Brandenberg Survey, Abstract No. 77, City of Dallas, Dallas County, Texas, and being Lot 6 and the remainder of Lots 7-10, Block 4/4548, along with the remainder of a 5 foot alley, Caruth Hills First Section, an addition to the City of University Park, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 204, Map Records, Dallas County, Texas, also a tract of land north of said 5 foot alley, together being that tract of land described as Tract 3 in Special Warranty Deed to Communities Foundation of Texas, a Texas non-profit corporation as recorded in Volume 2002084, Page 692, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "filegible" for the southeast corner of Lot 1A, Block 1/5450, Caruth Central Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000027, Page 1957, Deed Records, Dallas County, Texas, same lying in the west right-of-way line of N. Central Expressway, U.S. 75, (service road) (variable width right-of-way);

THENCE along said N. Central Expressway the following bearings and distances:

South 02 degrees 28 minutes 01 seconds West, a distance of 218.97 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "FLGS" for an angle point;
South 03 degrees 51 minutes 17 seconds East, a distance of 124.52 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "filegible" for an angle point;
South 04 degrees 06 minutes 42 seconds East, a distance of 101.31 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "filegible" for an angle point;
South 19 degrees 08 minutes 34 seconds West, a distance of 31.51 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "filegible" for an angle point;

South 65 degrees 33 minutes 52 seconds West, a distance of 317.73 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point in the north right-of-way line of Southwestern Boulevard (variable width right-of-way);

THENCE South 68 degrees 48 minutes 20 seconds West, along said north right-of-way line of Southwestern Boulevard, a distance of 54.96 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "filegible" for an angle point;

THENCE South 80 degrees 08 minutes 16 seconds West, continuing along said north right-of-way line of Southwestern Boulevard, a distance of 146.70 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "filegible" for an angle point;

THENCE South 88 degrees 53 minutes 14 seconds West, continuing along said north right-of-way line of Southwestern Boulevard, a distance of 64.35 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of the Caruth Court 3rd Replat, a replat of part of Caruth Court 3rd Replat, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 94057, Page 3770, Deed Records, Dallas County, Texas;

THENCE along the east line of said Caruth Court 3rd Replat the following bearings and distances:

North 01 degrees 31 minutes 20 seconds West, a distance of 160.00 feet to a point for corner for an all corner;
North 88 degrees 53 minutes 06 seconds East, a distance of 1.00 foot to a point for corner for an all corner;

North 01 degrees 07 minutes 02 seconds West, passing the northeast corner of said Caruth Court 3rd Replat, at a distance of 50.00 feet, same being the southeast corner of the remainder of Common Area 1, Caruth Court, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84182, Page 4659, Deed Records, Dallas County, Texas, and continuing for a total distance of 200.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the northeast corner of said Common Area 1, same lying in the south right-of-way line of a 28 foot alley;

THENCE North 88 degrees 48 minutes 58 seconds East, along the said south right-of-way line of a 28 foot alley, a distance of 93.48 feet to a point for corner on a brick column for the intersection of the said south right-of-way line of a 28 foot alley and the east right-of-way line of a 15.00 foot alley;

THENCE North 00 degrees 41 minutes 40 seconds West, along the said east right-of-way line of a 15.00 foot alley, a distance of 150.15 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southwest corner of said Lot 1A, Block 1/5450;

THENCE North 89 degrees 17 minutes 30 seconds East, along the south line of said Lot 1A, Block 1/5450, a distance of 232.37 feet to the POINT OF BEGINNING and containing 144,857 square feet or 3.325 acres of land more or less.

EXCEPTIONS TO THE TITLE COMMITMENT

As relied upon and provided by Republic Title of Texas, Inc. and First American Title Insurance Company, in connection with the transaction described in G.F. No. 1002-410905-RTT with an effective date of October 29, 2025 and an issued date of November 12, 2025:

Exception No.	DESCRIPTION OF EXCEPTION	Applies to Subject tract	Shown Graphically on Survey Plat
1.	The following restrictive covenants of record lie on the Volume 84092, Page 582, Volume 83183, Page 319 & Volume 84092, Page 554, Real Property Records, Dallas County, Texas.	YES	NO (NOT SURVEY RELATED)
10g.	Water Main Easement granted to the City of Dallas, filed 08/17/1953, recorded in Volume 3902, Page 409, Real Property Records, Dallas County, Texas.	YES	YES
10h.	Sanitary Sewer Easement granted to the City of Dallas, filed 08/02/1978, recorded in Volume 78107, Page 1233, Real Property Records, Dallas County, Texas.	YES	YES
10i.	Drainage Easement granted to the City of Dallas, filed 07/16/1985, recorded in Volume 85138, Page 5090, Real Property Records, Dallas County, Texas.	YES	YES
10j.	Water and Wastewater Easement granted to the City of Dallas, filed 06/24/1991, recorded in Volume 91122, Page 4480, Real Property Records, Dallas County, Texas. As amended by Correction Easement filed 01/07/1992, recorded in Volume 92004, Page 4284, Real Property Records, Dallas County, Texas.	YES	YES

SURVEYORS CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Communities Foundation of Texas, a Texas non-profit corporation, Republic Title of Texas, Inc. and First American Title Insurance Company, in connection with the transaction described in G.F. No. 1002-410905-RTT that: (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (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; 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; The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

LEGEND

<CMP> CONTROL MONUMENT	☉ SANITARY SEWER
○ IRON ROD FOUND	☼ WAINWALL COVER
⊗ IRON ROD SET "TXHS"	☼ LIGHT POLE
⊗ IRON PIPE FOUND	● POWER POLE
□ FENCE POST CORNER	■ BRICK COLUMN
☒ "X" FOUND / SET	□ AIR CONDITIONING
⊗ GAS METER	☼ FIRE HYDRANT
— ASPHALT PAVING	⚡ ELECTRIC METER
— CHAIN LINK FENCE	
□ WOOD FENCE (CENTER POST)	■ BRICK
— WIRE FENCE	■ STONE
— IRON FENCE	■ GRANITE ROCK
— PIPE FENCE	■ ROAD OR DRIVE
— OVERHEAD ELECTRIC	
— OVERHEAD POWER LINE	
— OHP —	
— COVERED PORCH	
— DECK OR PORCH	
— CONCRETE PAVING	

GENERAL NOTES

- 1) According to the F.I.R.M. No. 481130335K, the subject property lies in Zone "X" and does not lie within a Special Flood Hazard Area.
- 2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011). All easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance unless otherwise noted.

TEXAS HERITAGE
SURVEYING, LLC



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BOUNDARY AS-BUILT SURVEY

7901 N. CENTRAL EXPRESSWAY &
7833 - 7915 SOUTHWESTERN BOULEVARD
3.325 ACRES SITUATED IN THE
ABSALOM BRANDENBERG SURVEY
ABSTRACT NO. 77
DALLAS, DALLAS COUNTY, TEXAS

Trak No.
2502062-1

Drawn By
KO

Date
10/30/2025

Scale
1" = 30'

