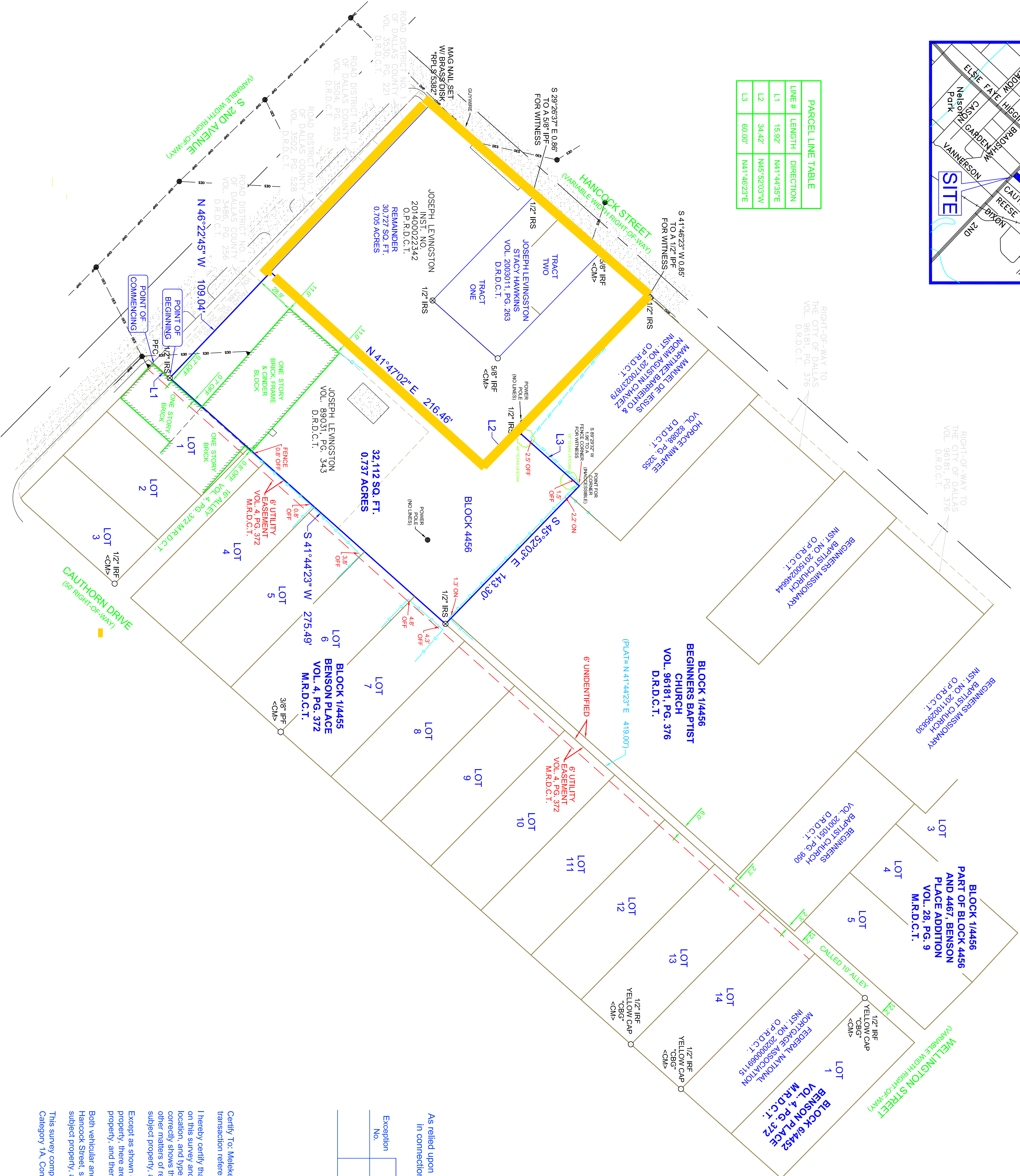


PARCEL LINE #	LENGTH	DIRECTION
L1	15.92	N41°44'39\"/>
L2	34.42	N45°52'03\"/>
L3	60.00	N41°46'23\"/>



PROPERTY DESCRIPTION

BEING a tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City Block 4456, City of Dallas, Dallas County, Texas, being that tract of land described in Warranty Deed with Vendor's Lien to Joseph Levingston as recorded in Volume 89031, Page 343, Deed Records, Dallas County, Texas, along with a portion of that tract of land described in Special Warranty Deed with Vendor's Lien to Joseph Levingston as recorded in Instrument Number 201400022342, Official Public Records, Dallas County, Texas, less those tracts of land described in Warranty Deed to Road District No. 1 of Dallas County in deeds recorded in Volume 3486, Page 256, Volume 3530, Page 221, Volume 3504, Page 255 and Volume 3502, Page 528, Deed Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner for the west corner of Lot 1, Block 1/4456, Benson Place, an addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in Volume 4, Page 372, Map Records, Dallas County, Texas, same lying in the northeast right-of-way line of S. 2nd Avenue (variable width right-of-way);

THENCE North 41 degrees 44 minutes 38 seconds East, along the northwest line of said Lot 1, Block 1/4456, a distance of 15.92 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of said Road District No. 1 of Dallas County tract (Volume 3486, Page 256), same being the POINT OF BEGINNING;

THENCE North 46 degrees 22 minutes 45 seconds West, along the northeast line of said Road District No. 1 of Dallas County tracts, a distance of 109.04 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

THENCE North 41 degrees 47 minutes 02 seconds East, traversing said Levingston (201400022342) tract, a distance of 216.46 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE North 46 degrees 52 minutes 03 seconds West, continuing to traverse said Levingston (201400022342) tract, a distance of 34.42 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of said Road District No. 1 of Dallas County tract (Volume 82088, Page 3255, Deed Records, Dallas County, Texas, from which a fence post for witness bears North 89 degrees 29 minutes 32 seconds West 1.96';

THENCE South 45 degrees 52 minutes 03 seconds East, along the southwest line of said tracts, passing the south corner of said Marilee tract, same being the southwest west corner of Block 1/4456, Beginners Baptist Church, an addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in Volume 96181, Page 376, Deed Records, Dallas County, Texas, and continuing for a total distance of 143.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the northwest line of Lot 7, Block 1/4456 of said Benson Place;

THENCE South 41 degrees 44 minutes 23 seconds West, along the northwest line of said Block 1/4456, a distance of 216.46 feet to the POINT OF BEGINNING and containing 32,112 square feet or 0.737 acres of land more or less.

EXCEPTIONS TO THE TITLE COMMITMENT

As relied upon and provided by Trinity Title Frisco and Fidelity National Title Insurance Company, in connection with the transaction referenced in GF No. 45930DFW with an effective date of September 19, 2023 and an issued date of September 27, 2023.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract or Attached Survey Plat	Shown Graphically or Attached Survey Plat
	NO EXCEPTIONS LISTED		

SURVEYORS CERTIFICATE

Certify: For Melale Balal, Trinity Title Frisco and Fidelity National Title Insurance Company, in connection with the transaction referenced in GF No. 45930DFW.

I hereby certify that on the 6th day of October, 2023, this survey was made on the ground as per the field notes shown on this survey and its true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings 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 of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

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 discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by S. 2nd Avenue and Hancock Street, same being paved, dedicated public rights-of-way maintained by The City of Dallas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

REVISIONS		
No.	Revision/Issue	Date

LEGEND

- 3. HANDICAPPED SPACE
- PARKING SPACE
- IRON ROD FOUND
- ⊗ IRON ROD SET "TXHS"
- ⊗ IRON PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ CONTROL MONUMENT
- ⊗ IRRIGATION CONTROL VALVE
- CLEAN-OUT
- WATER METER
- WATER VALVE
- GREASE TRAP
- MANHOLE
- STORM SEWER
- SANITARY SEWER
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE (GENER POST)
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH
- DECK OR CARPORT
- CONCRETE PAVING
- NO PARKING
- GRAVEL/ROCK ROAD OR DRIVE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE

GENERAL NOTES

- 1) According to the F.I.R.M. No. 4811303936K, the subject property lies in Zone X, and does not lie within a Special Hazard Area.
- 2) All easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance unless otherwise noted.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011).

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritagelc.com Firm No. 10169300

CATEGORY 1A CONDITION II

4914 S. 2ND AVENUE
 0.737 ACRES SITUATED IN THE
 THOMAS LAGOW SURVEY
 ABSTRACT NO. 759
 DALLAS, DALLAS COUNTY, TEXAS

Trak No. 2301986-1
 Drawn By: KO
 Date: 10/09/2023
 Scale: 1"=30'

J.R. DAVIS
 LICENSED SURVEYOR

ACCEPTED BY: _____

ACCEPTED BY: _____

DATE: _____