

**PROPERTY DESCRIPTION**

Being Lots 1, 2 and 3, Block 6/4793, of HOLLOWBROOK ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 147, Map Records, Dallas County, Texas, SAVE & EXCEPT those portions of above described lots as conveyed to the City of Dallas, by Warranty Deed dated October 31, 2011, recorded in County Clerk's File No. 201100284844, of the County Clerk's Official Records of Dallas County, Texas, being a portion of that same tract of land conveyed to Jorge Garcia by deed recorded in Volume 97036, Page 4367 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner in the common line of Lots 3 and 4, Block 6/4793 of said addition, being in the current Southeast right-of-way line of Burbank Street (variable width public right-of-way), said point being in the South corner of said City of Dallas SAVE & EXCEPT tract, and being the West corner of herein described tract;

Thence North 44 Degrees 17 Minutes 18 Seconds East, along the current Southeast right-of-way line of said Burbank Street, a distance of 158.06 feet to an "X" set in concrete for corner at the intersection of the current Southeast right-of-way line of said Burbank Street and the Southwest right-of-way line of Huron Drive (50 foot public right-of-way);

Thence North 88 Degrees 40 Minutes 18 Seconds East, along the Southwest right-of-way line of said Huron Drive, a distance of 21.47 feet to an "X" set in concrete for corner in the Northeast line of said Lot 1, same being the North corner of herein described tract;

Thence South 44 Degrees 38 Minutes 33 Seconds East, continuing along the Southwest right-of-way line of said Huron Drive, a distance of 106.98 feet to an "X" set in concrete for corner at the intersection of the Southwest right-of-way line of said Huron Drive and the Northwest right-of-way line of a 15 foot public alley, said point being the East corner of said Lot 1, same being the East corner of herein described tract;

Thence South 43 Degrees 45 Minutes 15 Seconds West, along the Northwest right-of-way line of said alley, a distance of 173.72 feet to a point for corner, said point being the South corner of said Lot 3, same being the East corner of said Lot 4 and being the South corner of herein described tract, from which a 3/4 inch iron pipe found bears North 00°12'25" East, a distance of 0.41 feet;

Thence North 44 Degrees 38 Minutes 33 Seconds West, along the Northeast line of said Lot 4, a distance of 123.60 feet to the POINT OF BEGINNING and containing 21,205 square feet or 0.49 acres of land.

**SURVEYOR'S CERTIFICATE**

Itheca Acquisitions, LLC, a Texas limited liability company, Jorge Garcia, First Western Title Company and Old Republic National Title Insurance Company, in connection with the transaction referenced in GF No. 16687-241

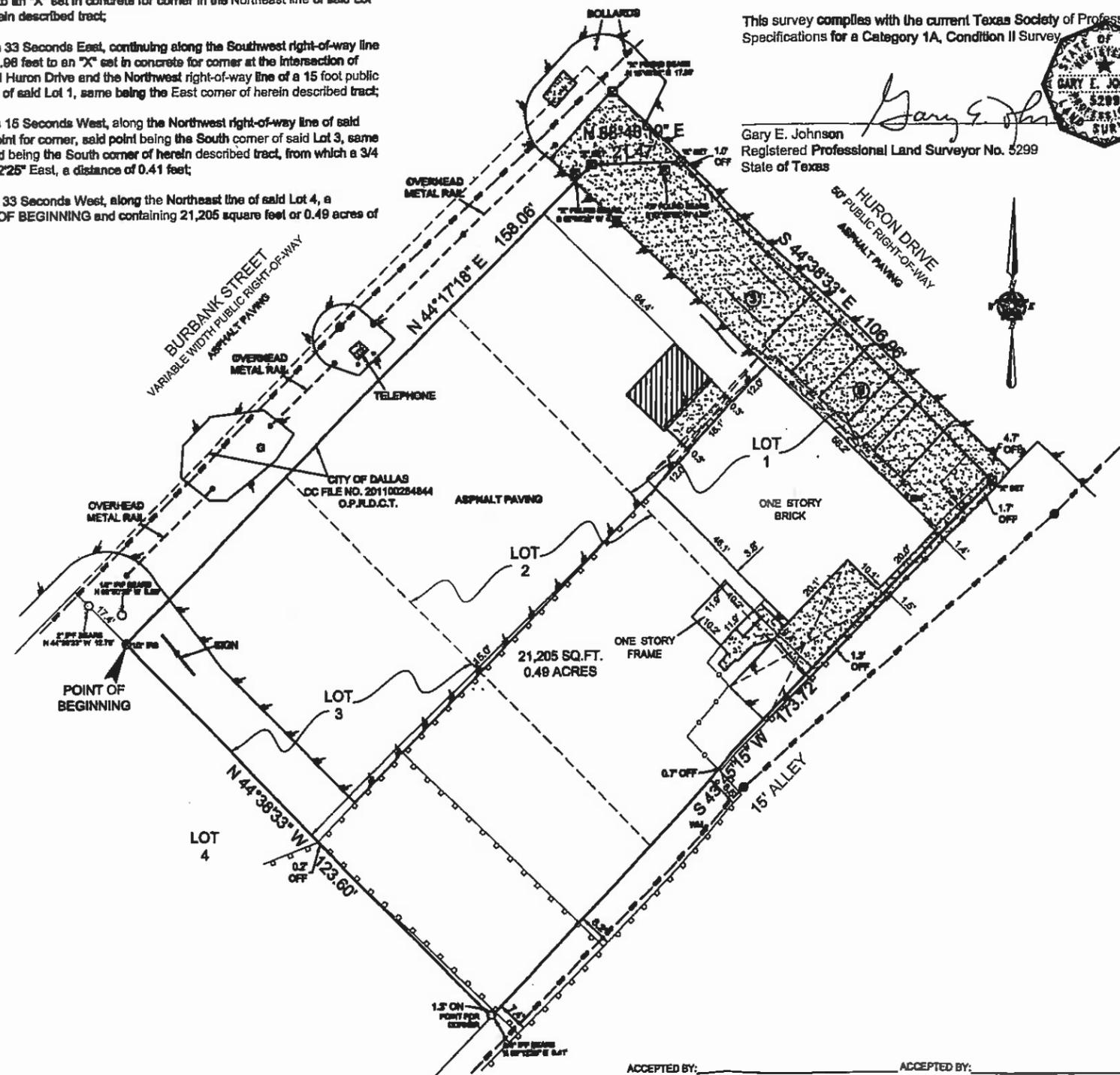
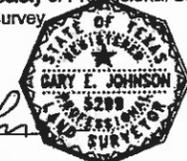
I hereby certify that on the 20th day of December, 2011, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if 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 Burbank Street and Huron Drive, same being paved, dedicated public rights-of-way maintained by The City of Dallas, which abut the subject property, and are 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.

Gary E. Johnson  
Registered Professional Land Surveyor No. 5299  
State of Texas



REVISIONS		
No.	Revision/Issue	Date

LEGEND	
(H) HANDICAPPED SPACE	(S) SANITARY SEWER MANHOLE COVER
(P) PARKING SPACE	(L) LIGHT POLE
(R) IRON ROD FOUND	(P) POWER POLE
(R) IRON ROD SET	(C) BRICK COLLAR
(R) IRON PIPE FOUND	(A) AIR CONDITIONING
(F) FENCE POST CORNER	(F) FIRE HYDRANT
(X) "X" FOUND / SET	(E) ELECTRIC METER
WM WATER METER	GM GAS METER
(//) ASPHALT PAVING	(---) CHAIN LINK FENCE
(---) CONCRETE PAVING	(---) WOOD FENCE
(---) NO PARKING	(---) IRON FENCE
(---) OVERHEAD ELECTRIC SERVICE	(---) PIPE FENCE
(---) OVERHEAD POWER LINE	(---) COVERED PORCH, DECK OR CARPORT
(---) SANITARY SEWER LINE	(---) CONCRETE PAVING

**GENERAL NOTES**

1) According to the F.I.R.M. No. 48113C0330 J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based on deed conveyed to the City of Dallas, recorded in CC File No. 201100284844, Deed Records, Dallas County, Texas.

  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com

**CATEGORY 1A, CONDITION II SURVEY**  
2146-2154 BURBANK STREET  
PORTION OF LOTS 1, 2 & 3, BLOCK 6/4793, HOLLOWBROOK ADDITION DALLAS, DALLAS COUNTY, TEXAS

Task No.  
1102725-1  
Drawn By  
EDDIE  
Date  
12/20/2011  
Scale  
1"=20'



ACCEPTED BY: \_\_\_\_\_ ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_