

**4214 S. Lancaster Road**

Being a tract of land situated in the Felix Sadler Survey, Abstract No. 1378, City of Dallas, Dallas County, Texas, and being a portion of Lot 6, Block 4338, of Gracy's Addition No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 4, Page 276, of the Map Records of Dallas County, Texas, and being a tract of land conveyed to Linda Herral Roberts, by deed recorded in Instrument No. 201500139313, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

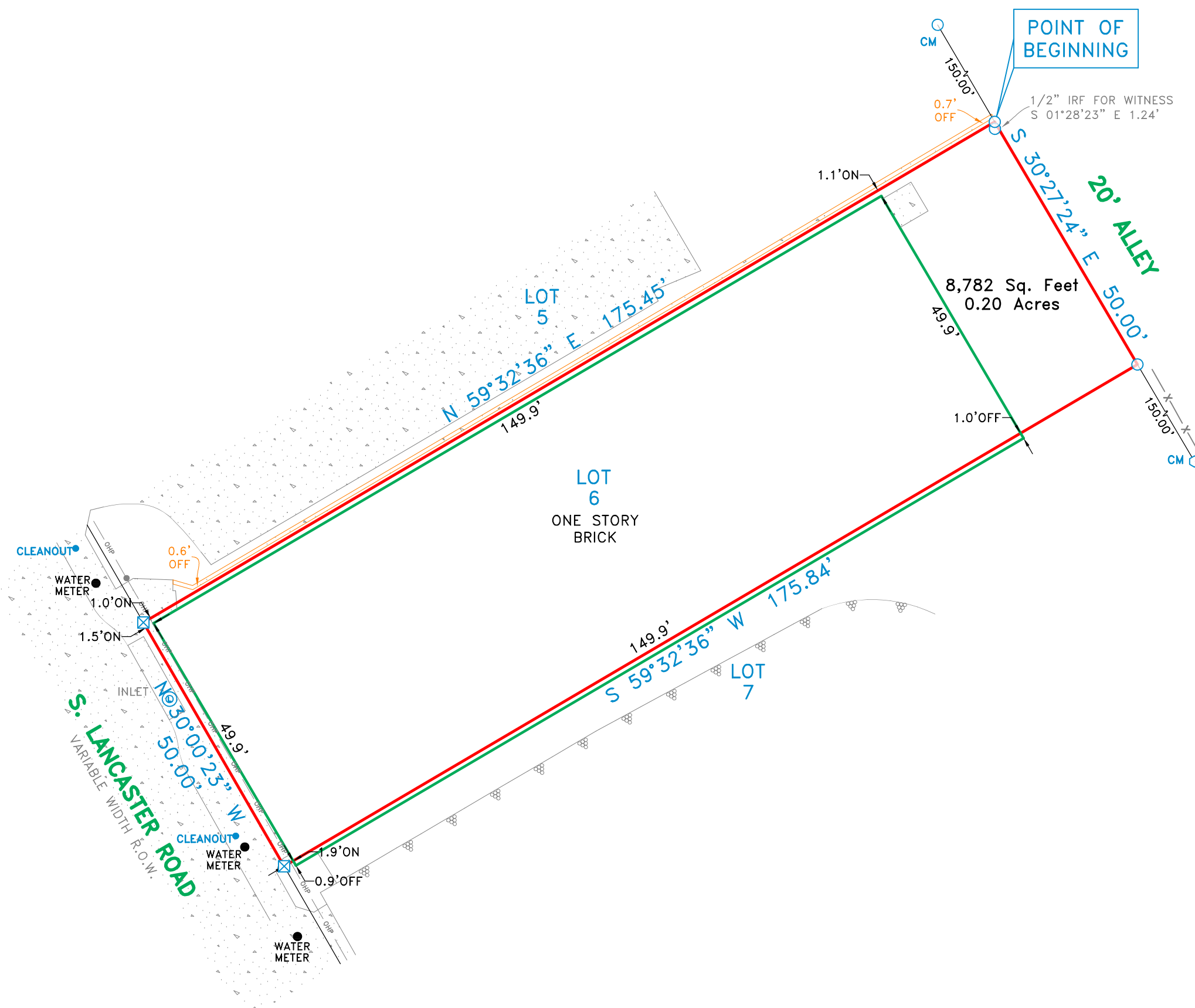
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 5, Block 4338 of said Gracy's Addition No. 1, said corner being along the Southwest right of way line of a 20 foot alley, from which a 1/2 iron rod found bears, South 01 degrees 28 minutes 23 seconds East, a distance of 1.24 feet for witness;

THENCE South 30 degrees 27 minutes 24 seconds East, along the Southwest line of said 20 foot alley, a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 7, Block 4338 of said Gracy's Addition No. 1;

THENCE South 59 degrees 32 minutes 36 seconds West, along the Northwest line of said Lot 7, a distance of 175.84 feet to an "X" set in concrete for corner, said corner being along the Northeast right of way line of S. Lancaster Road (variable width right of way);

THENCE North 30 degrees 00 minutes 23 seconds West, along the Northeast line of said S. Lancaster Road, a distance of 50.00 feet to an "X" set in concrete for corner, said corner being the South corner of said Lot 5, Block 4338;

THENCE North 59 degrees 32 minutes 36 seconds East, along the Southeast line of said Lot 5, a distance of 175.45 feet to the POINT OF BEGINNING and containing 8,782 square feet or 0.20 acres of land.



**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Republic Title 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 located at 4214 S. Lancaster Road described in Instrument No. 201500139313, 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 improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, 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 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 (Federal Emergency Rate Map Community Panel No. 48113C0485J) pursuant to the Flood Disaster Protection Act of 1973 (8/23/2001)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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 19th day of March, 2026.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

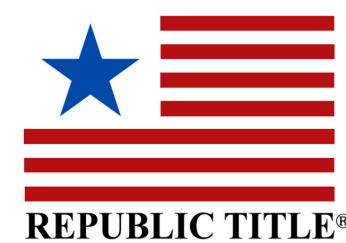
Registered Professional Land Surveyor

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BUILDING OVER PROPERTY LINE.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: easements and building lines are by recorded plat unless otherwise noted.



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

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊗	POWER POLE
⊗	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES —	OVERHEAD ELECTRIC SERVICE
— OHP —	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	3/18/2026	14350	N/A	TO

**CATEGORY 1A, CONDITION II**

FELIX SADLER SURVEY, ABSTRACT NO. 1378

CITY OF DALLAS, DALLAS COUNTY, TEXAS

4214 S. LANCASTER ROAD