

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

TITLE SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 4612 TERRY STREET, in the City of DALLAS, DALLAS County, Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

TRACT 1

Being all that certain lot, tract or parcel of land situated in the JOHN GRIGSBY SURVEY, Abstract No. 495, being a portion of Lot 13, Block 39-1060, out of the R.D. Caldwell Addition, recorded in Volume 1, Page 297, Map Records of Dallas County, Texas (M.R.D.C.T.), same tract of land as described in deed to Edith F. Gilleland (TRACT 1), recorded in Volume 73013, Page 952, Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the Southeast line of Terry Street, at the Northwest corner of a tract of land as described in deed to Dominga Mora, recorded under Instrument No. 2499394, (O.P.R.D.C.T.), and at the Northerly corner of Lot 14, Block 39-1060, (TRACT 2) out of the R.D. Caldwell Addition, recorded in Volume 1, Page 297, (M.R.D.C.T.);

THENCE, along said Southeast line, South 44 degrees 37 minutes 10 seconds West, a distance of 50.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the Northwest corner of said Lot 14 (TRACT 2), same point being the PLACE OF BEGINNING;

THENCE, South 45 degrees 22 minutes 50 seconds East, a distance of 145.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the Northwest line of E.R.L. Thornton FWY., at the Southerly corner of said Lot 14 (TRACT 2);

THENCE, along said Northwest line, South 44 degrees 37 minutes 10 seconds West, a distance of 22.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set;

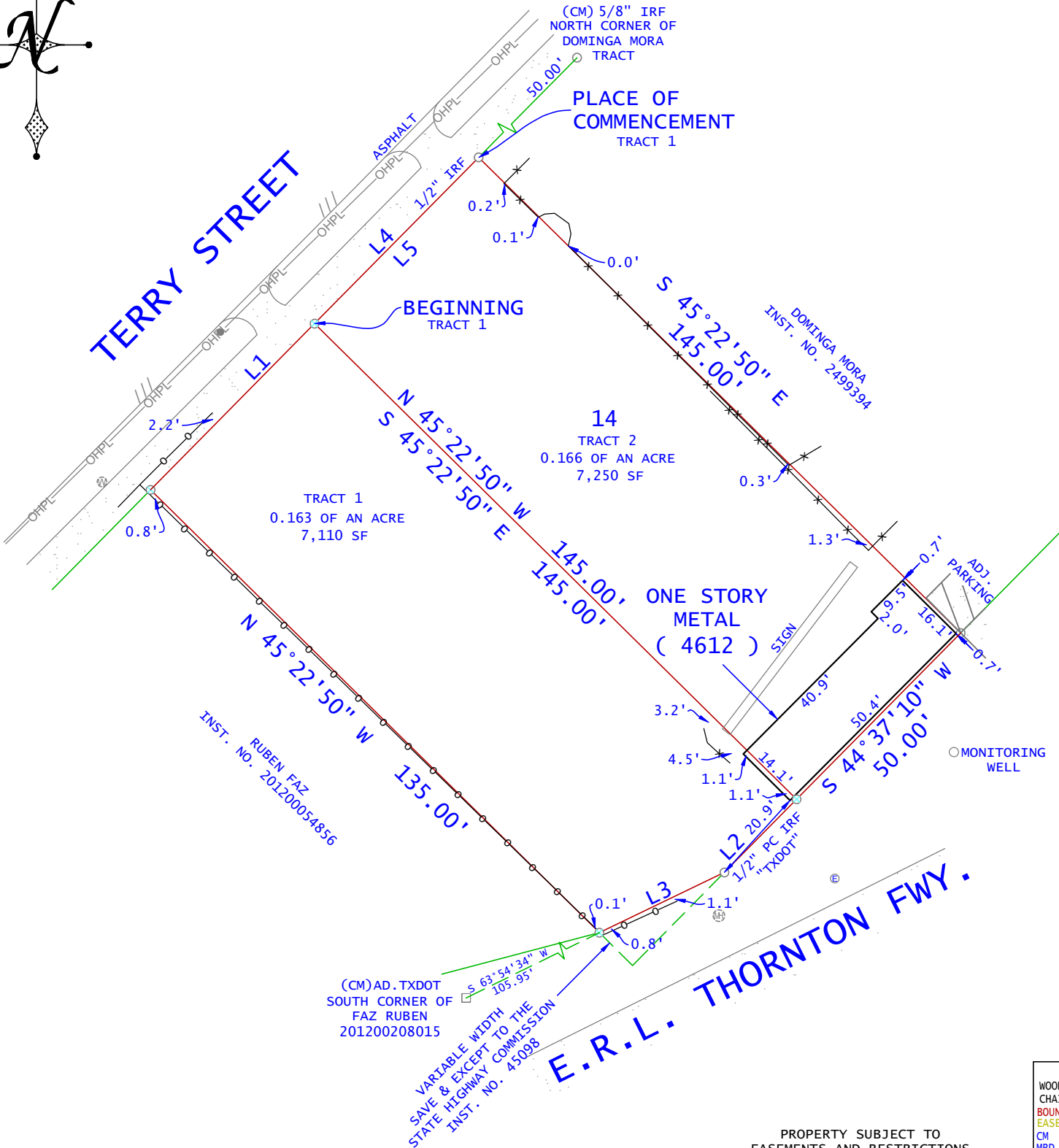
THENCE, continuing along said Northwest line, South 64 degrees 16 minutes 23 seconds West, a distance of 29.73 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the Southeast corner of a tract of land as described in deed to Ruben Faz, recorded under Instrument No. 201200054856, (O.P.R.D.C.T.);

THENCE, North 45 degrees 22 minutes 50 seconds West, a distance of 135.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the Southeast line of Terry Street, at the Northerly corner of said Faz tract;

THENCE, along Southeast line, North 44 degrees 37 minutes 10 seconds East, a distance of 50.00 feet to the PLACE OF BEGINNING and containing a total of 7,110 square feet or 0.163 of an acre of land.

TRACT 2

Being Lot 14 in Block 39/1060, of Caldwell's Addition, an addition to the City of Dallas, according to the Map Records recorded in Volume 297, Page 1, Deed Records, Dallas County, Texas.



ACCEPTED BY: _____

PROPERTY SUBJECT TO
EASEMENTS AND RESTRICTIONS
Volume 69205, Page 0823

LINE TABLE		
NO.	LENGTH	BEARING
L1	50.00'	N 44°37'10" E
L2	22.00'	S 44°37'10" W
L3	29.73'	S 64°16'23" W
L4	50.00'	S 44°37'10" W
L5	50.00'	N 44°37'10" E

LEGEND

WOOD FENCE

CHAIN LINK

BOUNDARY LINE

EASEMENT SETBACK

CM - CONTROLLING MONUMENT

MRD - MONUMENT OF RECORD DIGNITY

POINT FOR CORNER

1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET

X-CUT FOUND OR SET (AS NOTED)

FENCE POST FOR CORNER

MONUMENT FOUND

CABLE

CLEAN OUT

GAS METER

FIRE HYDRANT

LIGHT POLE

MANHOLE

IRON FENCE

WIRE FENCE

EM - ELECTRIC METER

ELECTRIC

POOL EQUIP

POWER POLE

TELEPHONE

WATER METER

WATER VALVE

(UNLESS OTHERWISE NOTED)

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.
TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 07/01/2025
G. F. No.: 1900382500027
Job no.: 202502180
Drawn by: BW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
LAWYERS TITLE

Lawyers Title

