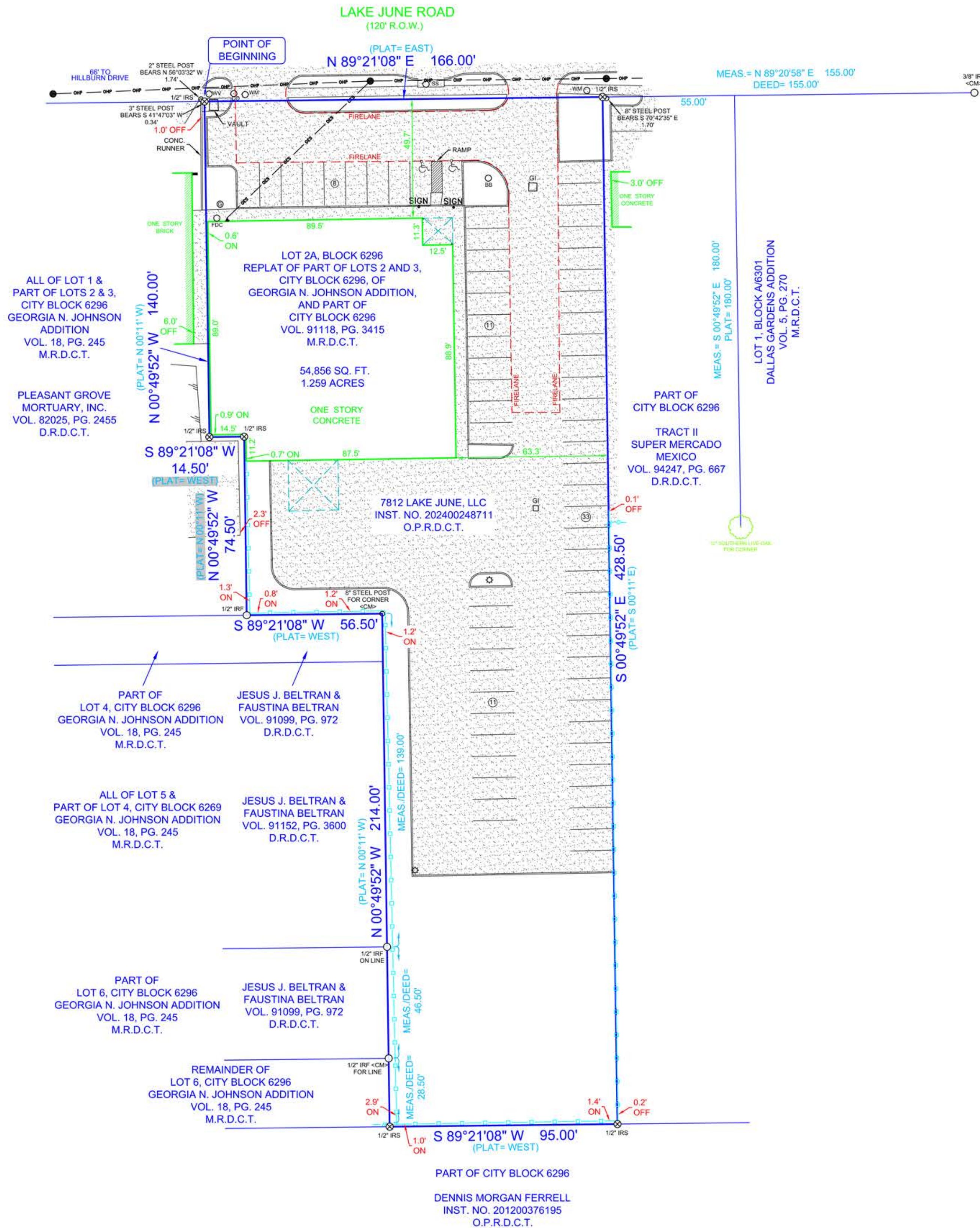


A vicinity map of the site location in San Francisco. The map shows the site (marked with a black rectangle and labeled 'SITE') at the intersection of Hayes Street and Franklin Street. Surrounding streets include: Hayes Street (top), Franklin Street (left), Jackson Street (right), and various other streets like Clay Street, Fulton Street, and others. The map also shows the location of the 'SITE' relative to the 'JACOBI' and 'JACOB' areas. A blue star is located on the right side of the map, near the intersection of Hayes Street and Jackson Street.



BEING a tract of land situated in the Isaac Elam Survey, Abstract No. 442, City of Dallas, Dallas County, Texas, same being that tract of land described in Special Warranty Deed to 7812 Lake Jon, LLC, a Texas limited liability company as recorded in Instrument Number 200400248711, Official Public Records, Dallas County, Texas, and being Lot 2A, Block 6296, of A Replat of part of Lots 2 and 3, City Block 6296, of Georgia N. Johnson Addition, and part of City Block 6296, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereon recorded in Volume 91118, Page 3415, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

THENCE North 89 degrees 21 minutes 08 seconds East, along the said south right-of-way line of Lake June Road, a distance of 166.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the northwest corner of that tract of land described as Tract II in Deed to Super Mercado Mexico, a partnership as recorded in Volume 92427, Page 667, Deed Records, Dallas County, Texas, from which a 8 inch steel post bears South 70 degrees 42 minutes 35 seconds East 1.70 feet for reference;

THENCE South 89 degrees 21 minutes 08 seconds West, along the north line of said Ferrell tract, a distance of 95.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of the remainder of Lot 6, City Block 6296, of said Georgia N. Johnson Addition, listed to the Georgia N. Johnson Estate (no deed discovered);

THENCE North 00 degrees 49 minutes 52 seconds West, along the west line of said Pleasant Grove Mortuary, Inc. tract, a distance of 74.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE North 00 degrees 49 minutes 52 seconds West, continuing along the west line of said Pleasant Grove Mortuary, Inc. tract, a distance of 140.00 feet to the POINT OF BEGINNING and containing 54,856 square feet or 1.259 acres of land more or less.

As relied upon and provided by Republic Title of Texas, LLC and First American Title Insurance Company, G.F. No. 1002-400743-RTT with an effective date of June 26, 2024 and an issued date of July 10, 2024.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 e.	Easement granted by S.L. Liston and wife, Lillie M. Liston to Community Natural Gas Company, filed 10/08/1930, recorded in Volume 1652, Page 409, Real Property Records, Dallas County, Texas	YES	NO (BLANKET IN NATURE)
10 f.	Easement granted by J.B. Orr and wife, Myra E. Orr to Community Natural Gas Company, filed 10/08/1930, recorded in Volume 1652, Page 416, Real Property Records, Dallas County, Texas	YES	NO (BLANKET IN NATURE)
10 g.	Easement granted by S.L. Liston and wife, Lillie M. Liston to Texas Power & Light Company, filed 06/09/1937, recorded in Volume 2016, Page 147, Real Property Records, Dallas County, Texas	YES	NO (NOT PLOTTABLE BY DESCRIPTION)
10 h.	Easement granted by Georgia W. Johnson to Dallas County Water Control & Improvement District No. 3, filed 03/14/1951, recorded in Volume 3469, Page 601, Real Property Records, Dallas County, Texas	NO	NO
10 i.	Terms, provisions, and conditions of Parking Agreement filed 12/12/1980, recorded in Volume 80242, Page 1620, Real Property Records, Dallas County, Texas	YES	NO (NOT SURVEY RELATED)
10 j.	Terms, provisions, and conditions of Parking Agreement filed 12/15/1980, recorded in Volume 80243, Page 1388, Real Property Records, Dallas County, Texas	YES	NO (NOT SURVEY RELATED)

Certify To: Nayeab Group, LLC, Republic Title of Texas, Inc., and First American Title Insurance Company, in connection with the transaction referenced in GF No. 1002-400743-RTT.

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.

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



No.	Revision/Issue	Date

	HANDICAPPED SPACE		LIGHT POLE
①	PARKING SPACE		POWER POLE
○	IRON ROD FOUND		BRICK COLUMN
⊗	IRON ROD SET "TXHS"	AC	AIR CONDITIONING
○	IRON PIPE FOUND		FIRE HYDRANT
⊗	"X" FOUND / SET		ELECTRIC METER
<CM>	CONTROL MONUMENT		GAS METER
	GI GRATE INLET		BOLLARD
○	CLEAN-OUT		CHAIN LINK FENCE
WM	WATER METER		WOOD FENCE (CENTER POST)
WV	WATER VALVE		WIRE FENCE
BB	BILLBOARD		IRON FENCE
MH	MANHOLE		METAL FENCE
SM	STORM SEWER		
SS	SANITARY SEWER		
	COVERED ROAD, DECK OR CARPORT		
	CONCRETE PAVING		
	NO PARKING		
	GRAVEL/ROCK ROAD OR DRIVE		
	OVERHEAD ELECTRIC SERVICE		
	OVERHEAD POWER LINE		
	SANITARY SEWER LINE		

1) According to the F.I.R.M. No. 48113C0505J, the subject property lies in Zone X, and does not lie within a Special Flood Hazard Area.

2) All bearings, 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, Texas North Central Zone (4202), North American Datum of 1983 (2011).



7812 LAKE JUNE ROAD
LOT 2A, CITY BLOCK 6296
GEORGIA N. JOHNSON ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Task No. 2401544-2	
Drawn By JACOB/KO	
Date 06/19/2025	
Scale 1"=30'	

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____