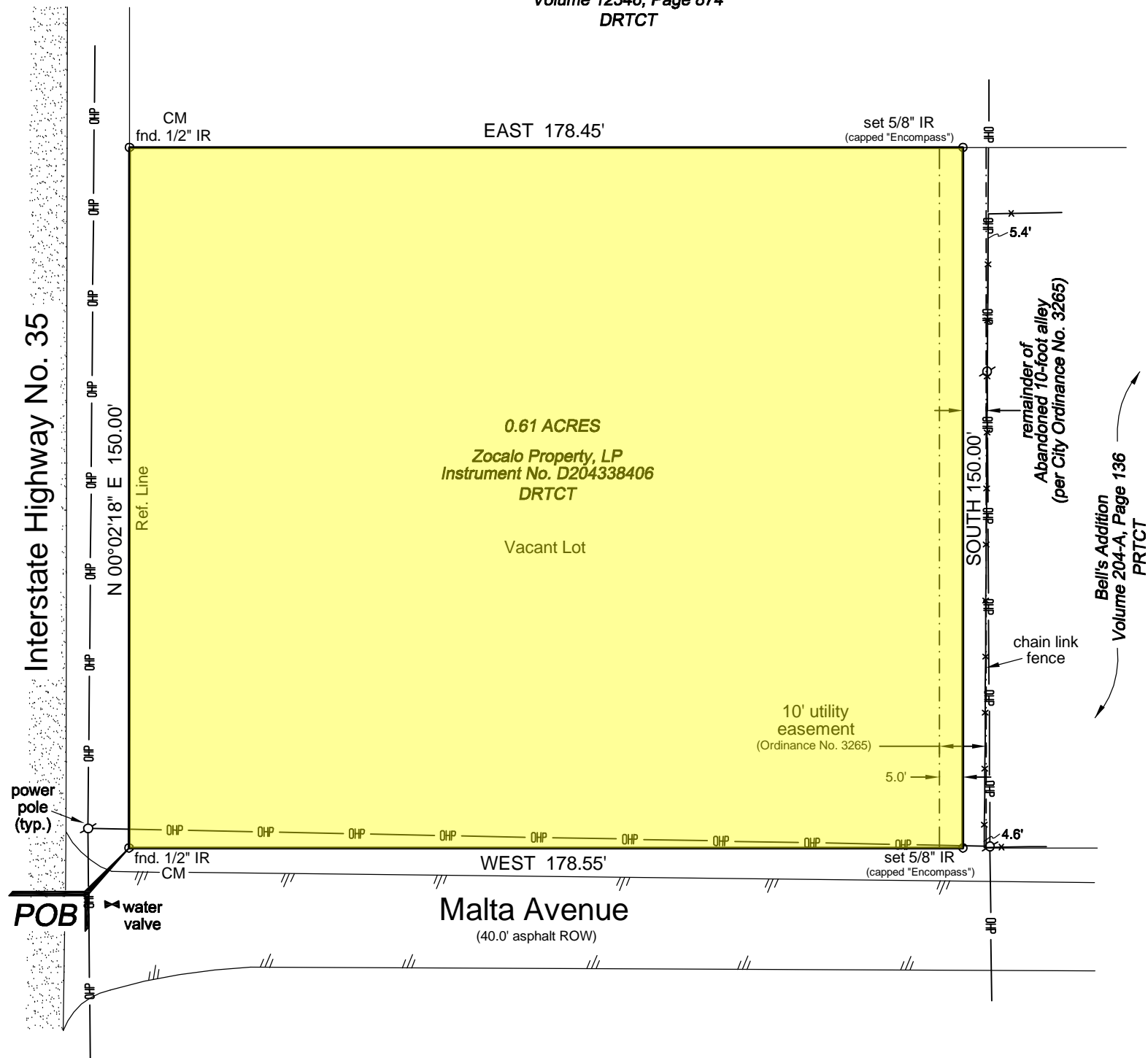




Ronald L. Burgert
Volume 12346, Page 874
DRTCT



Property Description

Situated in the State of Texas, the County of Tarrant and the City of Fort Worth, being part of the Edwards S. Ellis Survey, Abstract No. 484, being part of Lots 12, 13 and 14, Block 2, part of Lots 15, 16 and 17, Block 1, of Bell's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204-A, Page 136 of the Plat Records of Tarrant County, Texas, being part of Ayers Street, an abandoned 40-foot right-of-way, according to the City of Fort Worth Ordinance No. 2896, being part of an abandoned 10-foot alley, according to the City of Fort Worth Ordinance No. 3265, being all of a tract of land conveyed to Zocalo Property, LP, by deed recorded in Instrument No. D204338406, of the Deed Records of Tarrant County, Texas and these premises being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found, marking the intersection of the east right-of-way line of Interstate Highway No. 35, the north right-of-way line of Malta Avenue (40.0' right-of-way) and the southwest corner of said premises;

Thence with said east right-of-way line and the west line of said premises, North 00°02'18" East, 150.00 feet to a 1/2 inch iron rod found marking the southwest corner of a tract of land conveyed to Ronald L. Burgert by deed recorded in Volume 12346, Page 874 of the Deed Records of Tarrant County, Texas and the northwest corner of said premises;

Thence with the south line of said Burgert tract and the north line of said premises, East, 178.45 feet to a capped 5/8 inch iron rod set in the centerline of an abandoned 10-foot alley, according to the City of Fort Worth Ordinance No. 3265, marking the northeast corner of said premises;

Thence with said abandoned alley centerline and the east line of said premises, South, 150.00 feet to a capped 5/8 inch iron rod set in the north right-of-way line of Malta Avenue, marking the southeast corner of said premises;

Thence with said north right-of-way line and the south line of said premises, West, 178.55 feet to the Point of Beginning and containing 0.61 acres of land, more or less.

I, Jack L. Lyle, Texas Registered Professional Land Surveyor Number 2511, do hereby declare that on this date a survey was made on the ground under my direction of the tract of land described above. All corners are as shown hereon. There are no visible and apparent encroachments or protrusions except as shown. This survey is not to be used for construction purposes and is for the exclusive use of the buyer, seller, and title company named hereon. The surveyor relied on the title commitment issued under the GF Number shown hereon, and the easements, rights-of-way, and other locatable matters of record of which surveyor has been advised are shown hereon.

"Preliminary, this document shall not be recorded for any purpose"

Jack L. Lyle, Texas Registered Professional Land Surveyor Number 2511

Notes:

- Survey was completed without the benefit of Title Commitment.
- All bearings and distances are deed and actual unless otherwise noted.
- The basis of bearing is the deed call for the line noted above as the "Ref Line"
- "CM" indicates a controlling monument.
- The subject property does not appear to lie in a flood hazard area as shown on FIRM Panel 484390415 H, dated August 2, 1995. Property is in Zone X.



2720 North Stemmons Freeway
Suite 702
Dallas, Texas 75207
214-540-8518 fax 214-540-6991

0.61 ACRE TRACT
PART OF LOTS 12, 13 & 14, BLOCK 2
& PART OF LOTS 15, 16 & 17, BLOCK 1
BELL'S ADDITION
FORT WORTH / TARRANT

Buyer: N/A
Seller/Owner: ZOCALO PROPERTY, LP
Client: BLUE STAR TITLE
GF # NA

scale: 1"=30'	drawn: CM	05-0037M
12/20/05	chkd: JLL	rev no