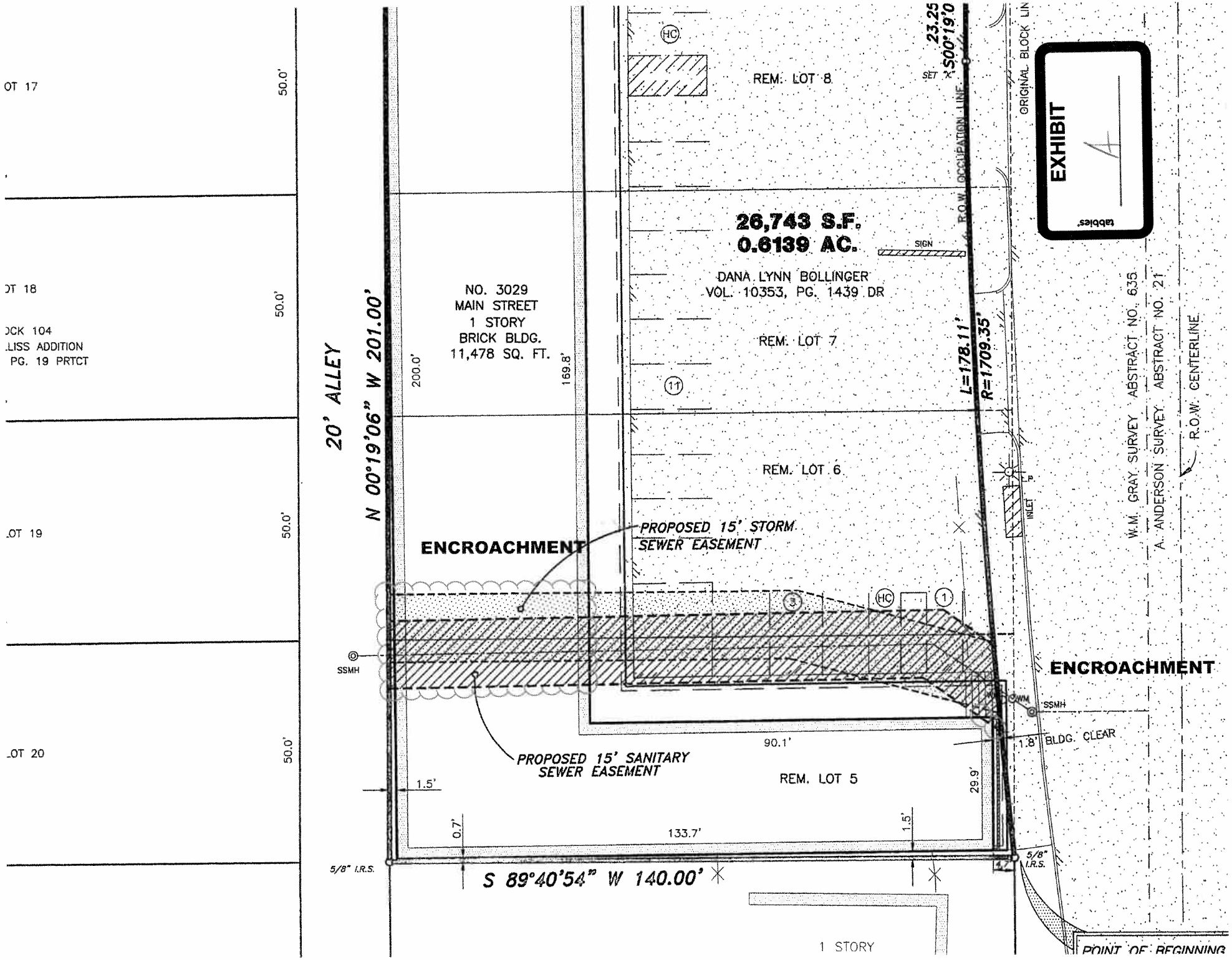
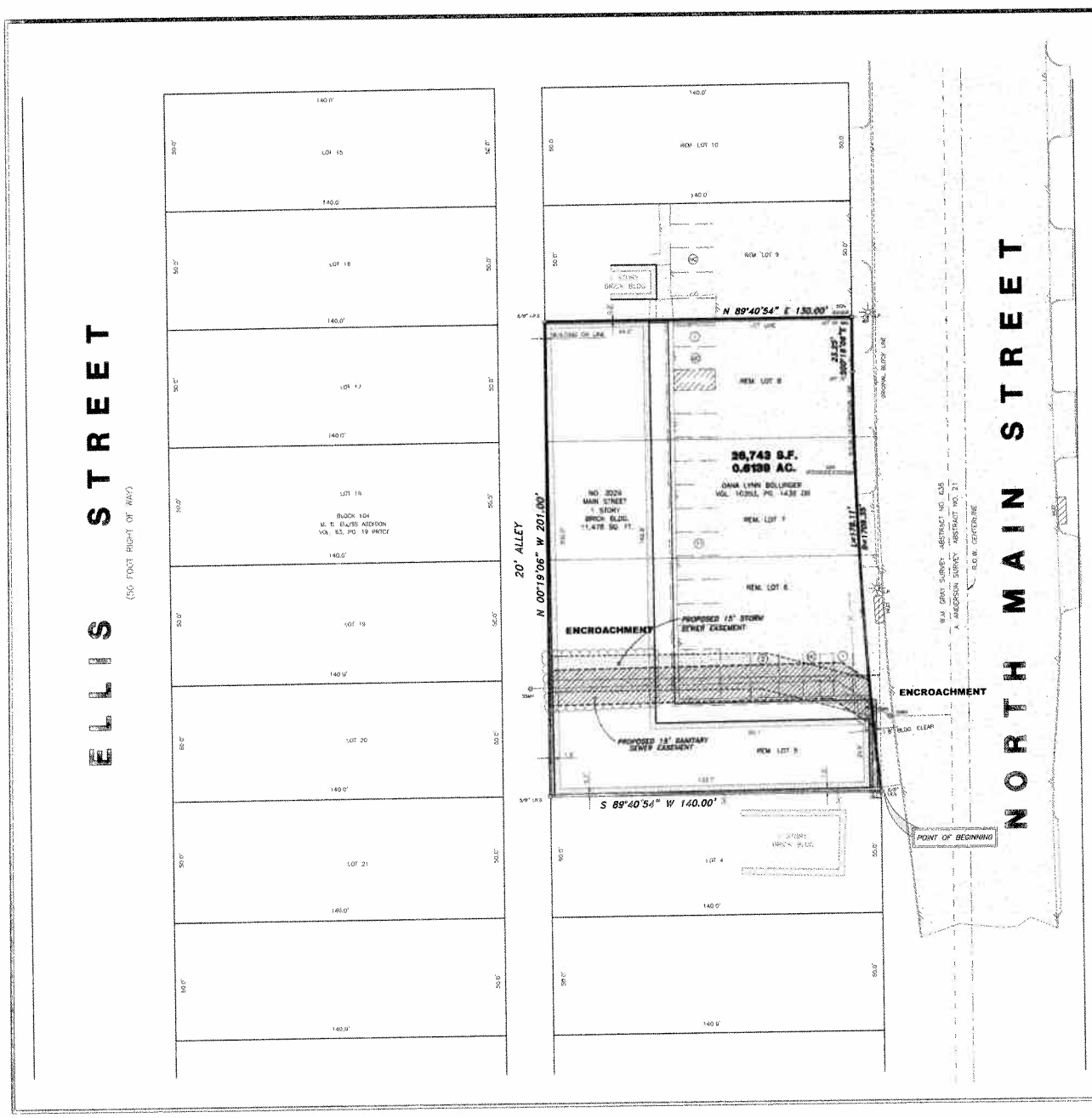


EXHIBIT
4
tabbies
26,743 S.F.
0.6139 AC.
DANA LYNN BOLLINGER
VOL. 10353, PG. 1439 DR
NO. 3029
MAIN STREET
1 STORY
BRICK BLDG.
11,478 SQ. FT.
REM. LOT 8
REM. LOT 7
REM. LOT 6
REM. LOT 5
20' ALLEY
N 00°19'06" W 201.00'
S 89°40'54" W 140.00'
ENCROACHMENT
ENCROACHMENT
PROPOSED 15' STORM SEWER EASEMENT
PROPOSED 15' SANITARY SEWER EASEMENT
R.O.W. OCCUPATION LINE
ORIGINAL BLOCK LIN
23.25
S00°19'0
SET "X"
L=178.11'
R=1709.35'
SIGN
INLET
SSMH
WM
1.8' BLDG. CLEAR
90.1'
29.9'
133.7'
200.0'
169.8'
1.5'
0.7'
5/8" I.R.S.
W.M. GRAY SURVEY ABSTRACT NO. 635
A. ANDERSON SURVEY ABSTRACT NO. 21
R.O.W. CENTERLINE
1 STORY
POINT OF BEGINNING
OT 17
OT 18
OCK 104
LISS ADDITION
PG. 19 PRTCT
OT 19
OT 20
50.0'



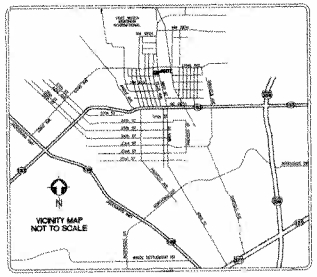
LEGEND

- FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SAN. SWR. CLEAN OUT
- GAS VALVE
- WATER VALVE
- TREE

NORTH

GRAPHIC SCALE: 1"=20'

PARKING TABULATION
STANDARD PARKING = 16
HANDICAP PARKING = 02
TOTAL PARKING = 18



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property.

BEING all that certain lot, tract or parcel of land situated in the W. M. Gray Survey in the City of Fort Worth, Tarrant County, Texas, and being parts of Lots 5, 6, 7, 8, and the South 1 foot of Lot 9 in Block 104 of the M.G. Ellis Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 63 of Page 19 of the Map Records of Tarrant County, Texas, and being more particulary described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set in the occupied West right of way line of North Main Street (variable width right of way) for the Southeast corner of said Lot 5 in Block 104 of the M. G. Ellis Addition,

THENCE South 89° 40' 54" West (Basis of Bearings per State of Texas North Central Zone 4202 NAD83) along the common line of said Lots 4 and 5 in Block 104 for a distance of 140.00 feet to a point for the Southwest corner of said Lot 5 and being in the East line of a 20 foot alley;

THENCE North 00° 19' 06" West and following along the East line of said 20 foot alley for a distance of 201.00 feet to a point for corner;

THENCE North 89° 40' 54" East and following along a line that is 1 foot north of and parallel to the common line of lots 8 and 9 in Block 104 for a distance of 130.00 feet to a point for corner in the occupied West line of the aforesaid North Main Street;

THENCE South 00° 19' 06" East and following along the occupied West line of North Main Street and being 10 feet west of and parallel to the East line of said Block 104 of the M. G. Ellis Addition for a distance of 23.25 feet to an "x" set in concrete for corner, said point being the beginning of a curve to the left whose center bears North 89° 26' 48" East at a distance of 1709.35 feet with a chord bearing South 3° 32' 08" East at a distance of 178.03 feet;

THENCE Southeasterly along said curve to the left and following the occupied West right of way line of said West Main Street for an arc distance of 178.11 feet to the **POINT OF BEGINNING** and **CONTAINING 26,743 SQUARE FEET OR 0.6139 ACRES OF LAND**, more or less.

CERTIFICATION

TO: EAST LANCASTER JOINT VENTURE, DANA L. BOLLINGER, FIDELITY NATIONAL TITLE INSURANCE COMPANY (GF# RB10813075) AND HEXTER-FAIR TITLE COMPANY

The plat hereon is a true, correct and accurate representation of the property as determined by survey, made on the ground, this date, subject to any and all easements, reservations or restrictions that may by of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions, except as shown.

David Petree
Registered Professional Land Surveyor No. 1890

STATE OF TEXAS
DAVID PETREE
1890
REGISTERED
PROFESSIONAL
LAND SURVEYOR

EXHIBIT
A

REVISED SEPTEMBER 16, 2011 ADDED 2 PROPOSED EASEMENTS

LAND TITLE SURVEY
0.6139 ACRES OF LAND
PART LOTS 5-9 BLOCK 105
M.G. ELLIS ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
FX. (214) 358-4600

DATE: AUGUST 25, 2011
SCALE: 1" = 20'