Property Description Exhibit

PROPERTY DESCRIPTION

Address: 2626 Thomas Avenue, part of Lots 1, 2 and 3, Block F/564 of Simpson and Clark Addition, an addition to the City of Dallas as recorded in Volume 85, Page 426 of the Dallas County Map Records



ROOME LAND SURVEYING, INC. 2000 AVENUE G SUITE 810 PLANO, TX 75074

Phone Number (972) 423-4372 Fax Number (972) 423-7523

## LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Dallas, being part of Lots 1, 2 and 3, Block F/564 of Simpson and Clark Addition, an addition to the City of Dallos as recorded in Volume 85, Page 426 of the Dallas County Map Records and being that same tract of land as described in deed to Velma Ann Williams in Volume 77185, Page 2814 of the Dallos County Deed Volume 77185, Page 2814 of the Dallas County Records with the aformentioned premises being more PK Fnd. ((x))

BEGINNING at a Roome 1/2-inch capped from rod set marking the southwest corner of said premises, the southwest corner of Lot 1 of said Simpson and Clark Addition, the northwest corner of Fairmount Mews, an addition to the City of Dallas as recorded in Volume 99048, Page 88 of the Dallas County Map records, being in the southeasterly right-of-way of Thomas Avenue (60' right-of-way) and from which a PK nail found bears, South 45'36'00" West, 75.00 feet;

THENCE with the northwesterly line of said premises and the southeasterly right-of-way of said Thomas Avenue, North 45°36°00° East, 50.00 feet to a Roome 1/2-inch capped iron rod set marking the northwest corner of said premises and the southwest corner of a part of Lots 1 and 2 of said Simpson and Clark addition, being that same tract of land as described in deed to Deanne Varner in Volume 92114, Page 655 of the Dallas County Deed Records; THENCE with the northeasterly line of said

premises and the southwesterly line of said Varner tract, South 44'12'00" East, passing at 100.00 feet the southwest corner of said Varner tract and the northwest corner of a part of Lot 3 of said Simpson and Clark addition, being that same tract of land as described in deed to TAM Investments, Inc. in Volume 2001058, Page 5368 of the Dallas County Deed Records, and continuing for a total distance of 147.50 feet to a 1" iron pipe found marking the northeast corner of said premises, the southeast corner of said TAM Investments tract, being in the northwesterly line of Thomas, Boll and Colby Addition, Phase I as recorded in Volume 98045, Page 80 of the Dallas County Map Records and from which a 5/8-inch iron rod found bears, North 45°36'00" East, 91.14 feet;

THENCE with the southeasterly line of said premises and the northwesterly line of said Thomas, Boll and Calby Addition, Phase I, South 45'36'00" West, 50.00 feet to a 1/2-inch iron rod found marking the southwest corner of said premises, the northeast corner of said Fairmount Mews Addition and from which a PK noil found bears South 44'12'00" East, 142.50 feet:

THENCE with the southwesterly line of said premises and the northeasterly line of said Fairmount Mews Addition, North 44'12'00" West, 147.50 feet to the place of beginning and containing 7,375 square feet or 0.17 acre of land.

NOTES: (1) Source bearing is based on Fairmount Mews Addition, Volume 99048, Page 88, D.C.M.R.. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C0345 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas dated August 23, 2001. (Zone X).

This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge.

(6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all nates, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

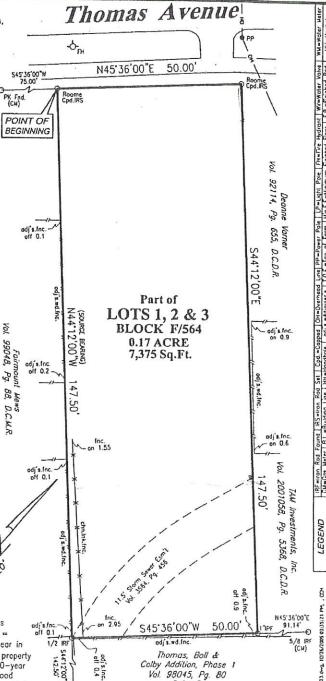
On the basis of my knowledge, information and belief, I certify to Land America Commonwealth Title of Dallas, Inc. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

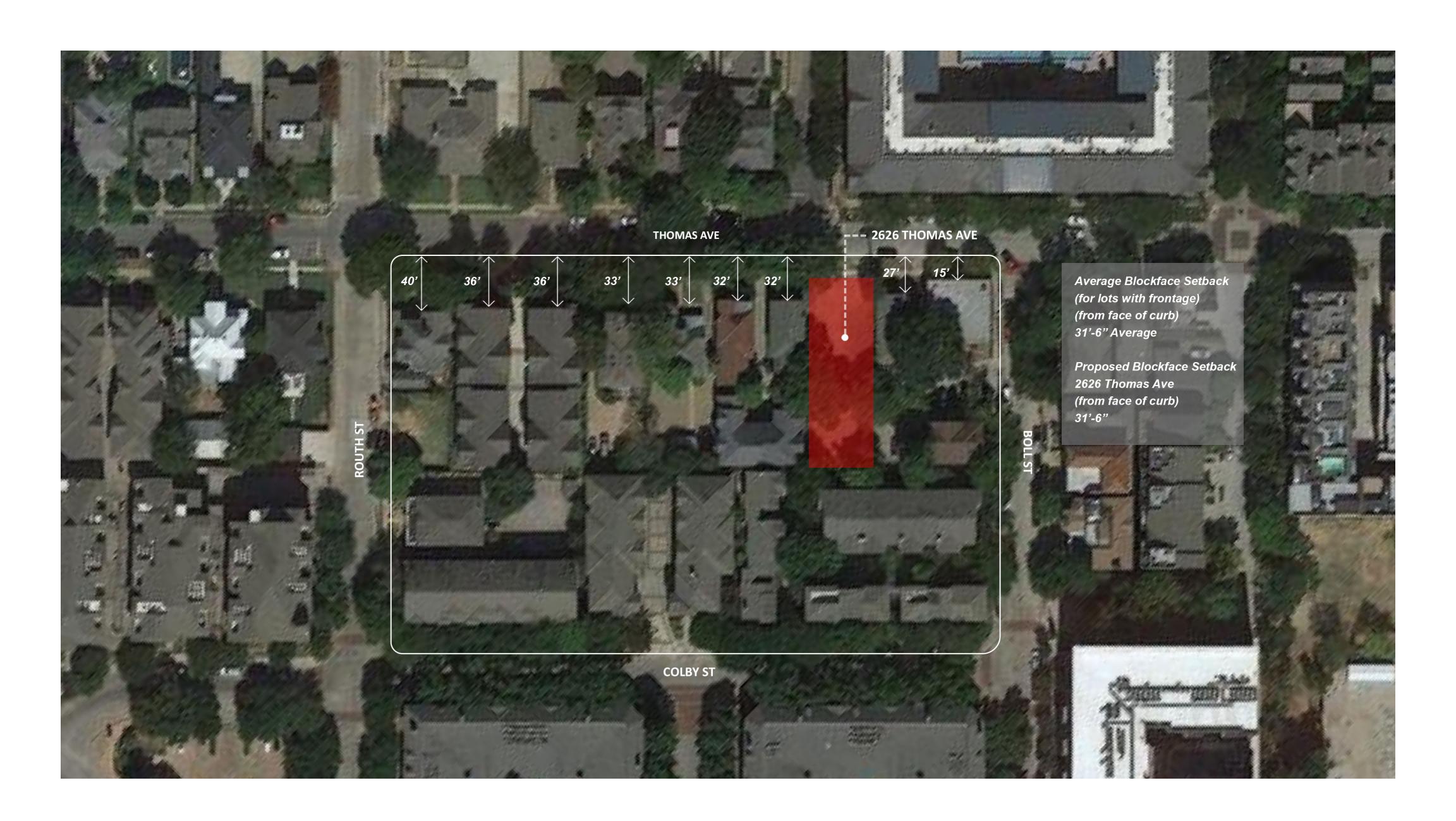
Date: 10/26/2005 Job No. 1855903

Title commitment/Survey Request File No. 2224000660

dated: 10/14/2005

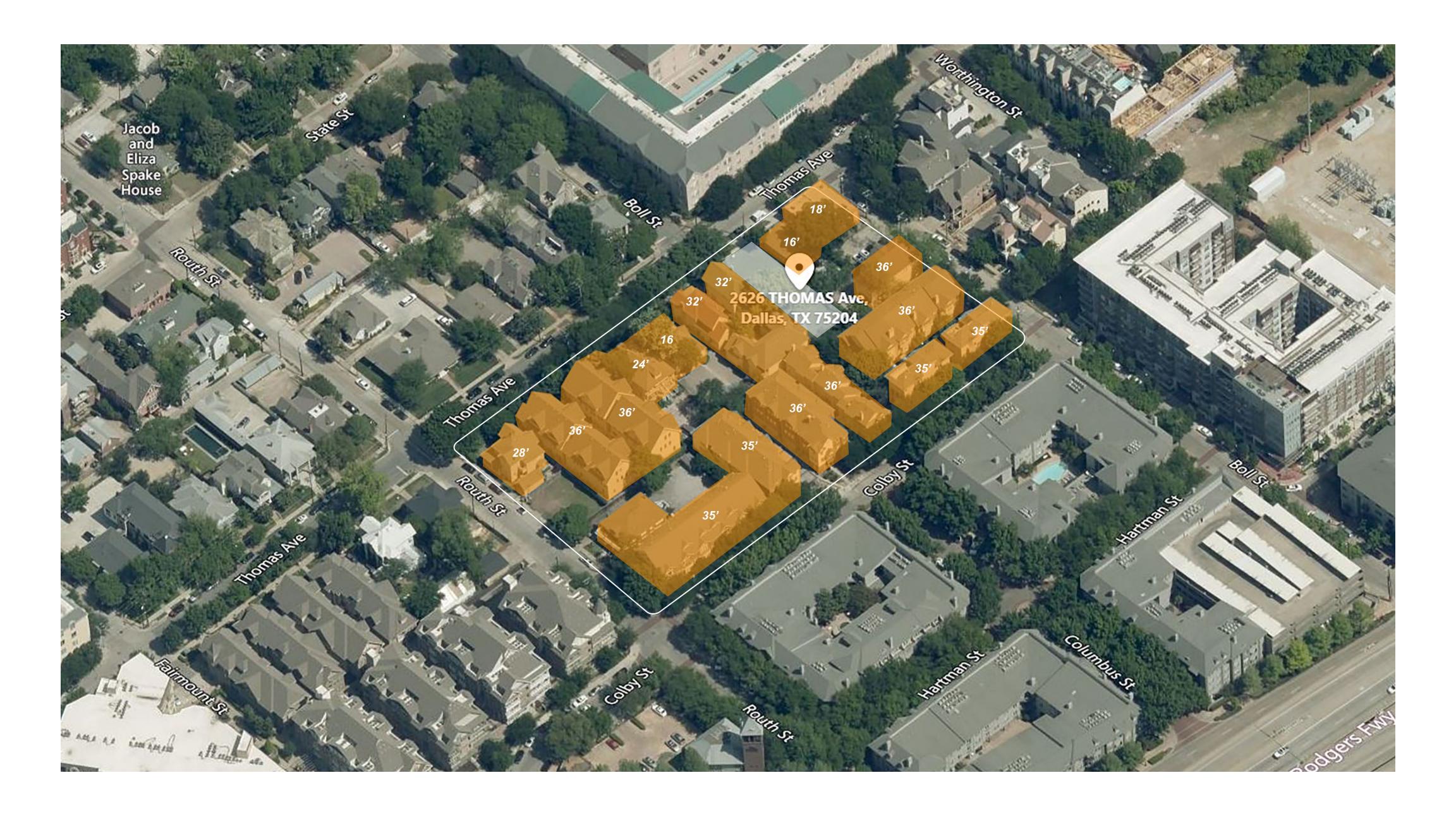


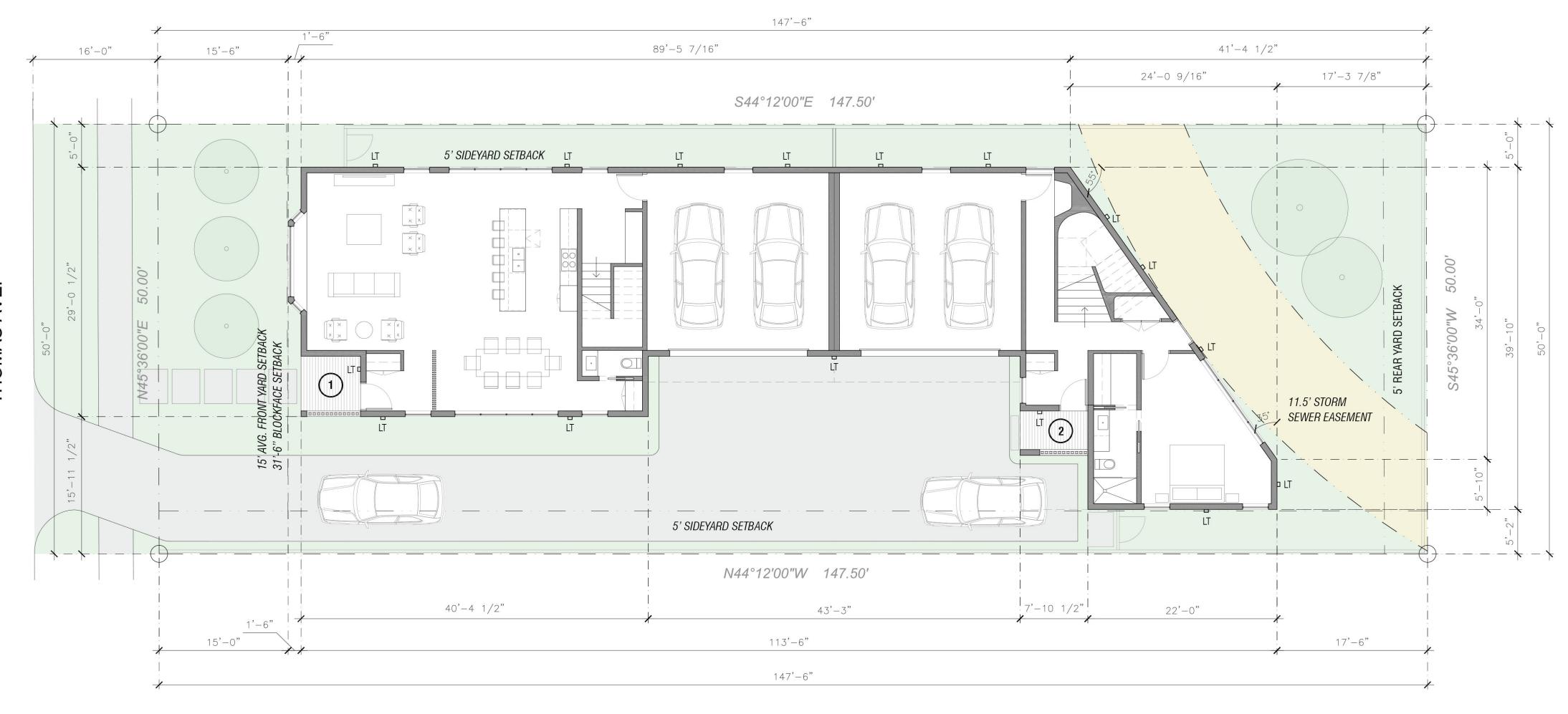




FAR + DANG







\* ALL LANDSCAPING AND FENCING SHOWN IS DIAGRAMMATTIC ONLY AT THIS TIME AND FINAL PROPOSED LANDSCAPE AND FENCING ARE TO BE SUBMITTED AT A LATER DATE.

FAR + DANG

SCALE: 1/8" = 1'-0"2626 THOMAS AVE

## **LEGEND**

**ENTRY PORCH ENTRY FOYER** LIVING ROOM DINING ROOM **KITCHEN** POWDER ROOM MUD ROOM **GARAGE** PORCH HALLWAY LAUNDRY ROOM FLEX SPACE 13 **BEDROOM BATHROOM** CLOSET 15 16 MASTER CLOSET

MASTER BATHROOM MASTER BEDROOM

## AREA TABULATION

UNIT 1 A/C AREA

A/C + GARAGE 3,369 SF

17

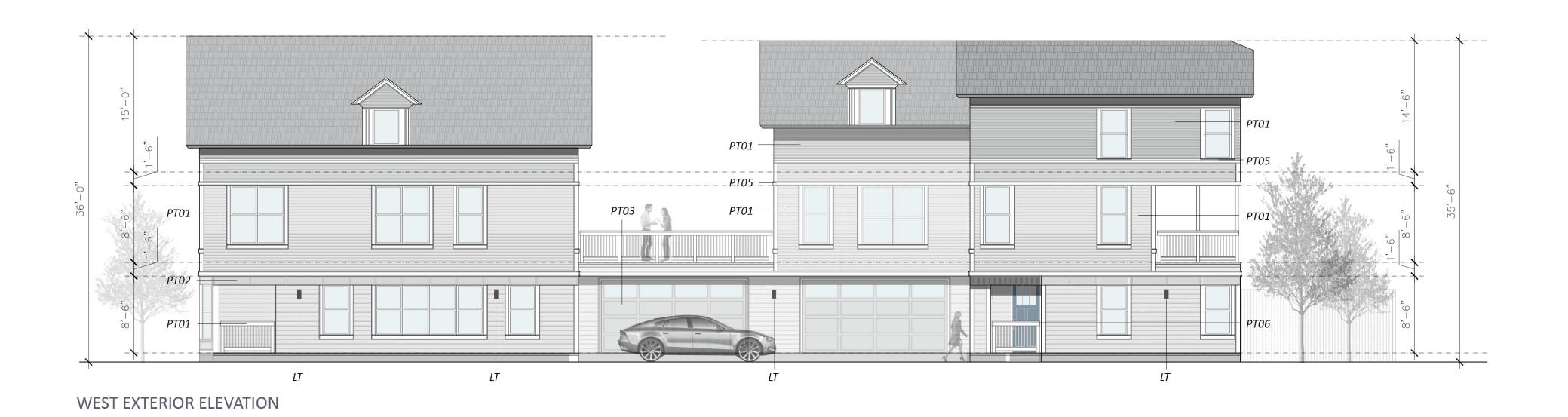
LEVEL 1 1,117 SF LEVEL 1 671 SF LEVEL 2 LEVEL 2 1,124 SF 1,082 SF LEVEL 3 656 SF LEVEL 3 986 SF 2,897 SF TOTAL A/C TOTAL A/C 2,739 SF UNIT 1 NON A/C AREA UNIT 2 NON A/C AREA GARAGE 472 SF **GARAGE** 472 SF **DECK** 539 SF 116 SF DECK

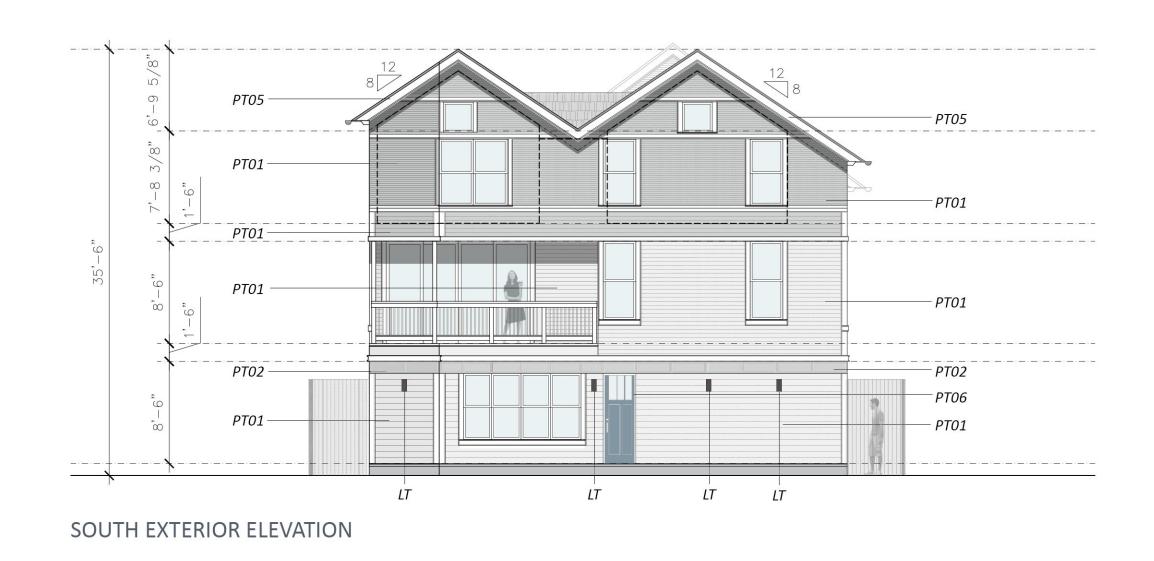
UNIT 2 A/C AREA

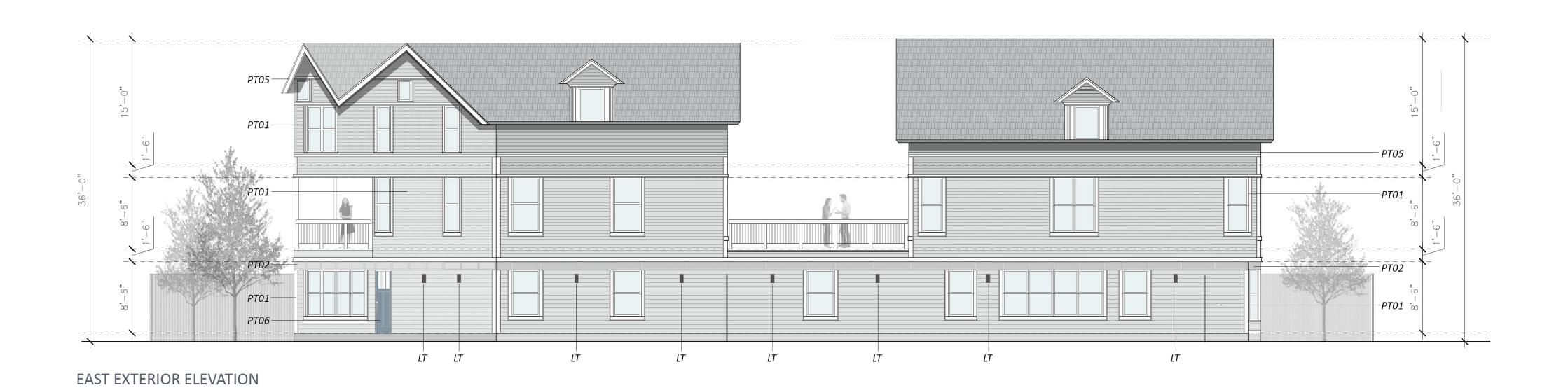
A/C + GARAGE 3,211 SF











# PROPOSED EXTERIOR MATERIALS AND EXTERIOR ELEMENTS



## 01 | EXTERIOR SIDING

SMOOTH FACED WOOD OR HARDIE FIBER CEMENT LAP SIDING WITH VARIOUS TRIM AND CORNICE PROFILES (PAINTED)

VARIED WIDTHS AND PROFILES BY LOCATION



## 02 | EXTERIOR WINDOWS

DOUBLE HUNG WOOD MARVIN WINDOW UNITS TO BE PAINTED WHITE (TYPICAL)



## 03 | EXTERIOR DOORS

SIMPSON MULTI PANELED SOLID WOOD EXTERIOR DOOR WITH INTEGRAL TRANSLUCENT GLAZING PANELS

# 2626 THOMAS AVE. DALLAS, TX 75204

# PROPOSED EXTERIOR MATERIALS AND EXTERIOR ELEMENTS



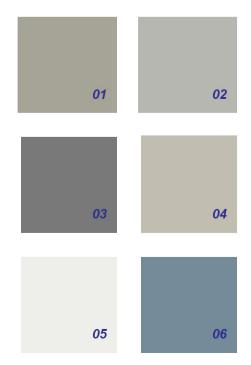
## 04 | EXTERIOR ROOF SHINGLES

ASPHALT SHINGLES, SQUARE EDGE PROFILE, MEDIUM GRAY MIX AND TONE



## 05 | EXTERIOR LIGHT FIXTURES

WAC LIGHTING VERTICAL DARK BRONZE WALL MOUNT INTEGRAL LED SCONCE



## 06 | EXTERIOR COLOR PALETTE

PROPOSED COLOR PALETTE SHERWIN WILLIAMS 'AMERICA'S HERITAGE' HISTORICAL COLOR COLLECTION

01 SW2821	'DOWNING STONE'	SIDING
02 SW2850	'CHELSEA GRAY'	LIGHT TRIM
03 SW2849	'WESTCHESTER GRAY'	DARK TRIM
04 SW2844	'ROYCROFT MIST GRAY'	ACCENT TRIM
05 SW7006	'EXTRA WHITE'	ACCENT TRIM
06 SW6242	'BRACING BLUE'	DOORS

## **Hardie**Plank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.



## **Hardie**Plank®

Thickness 5/16 in Length 12 ft planks

#### **SELECT CEDARMILL® & SMOOTH**

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus Pcs/Pallet	324	280	252	210	_	-
Pcs/Sq	25.0	20.0	16.7	14.3	12.5	9.3

#### **SELECT CEDARMILL®**



Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
STATEMENT COLLECTION™				$\checkmark$		
DREAM COLLECTION™	<b>√</b>	<b>√</b>	$\checkmark$	✓		
PRIME	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$

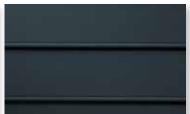
## **SMOOTH**



Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
STATEMENT COLLECTION™						
DREAM COLLECTION™	<b>√</b>	$\checkmark$	$\checkmark$	$\checkmark$		
PRIME	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$

#### **BEADED CEDARMILL®**





**BEADED SMOOTH** 

#### BEADED CEDARMILL® & BEADED SMOOTH

		8.25 in	Width
	STATEMENT COLLECTION™	7 in	Exposure
<b>✓</b>	DREAM COLLECTION	240	Prime Pcs/Pallet
$\checkmark$	PRIME	210	ColorPlus Pcs/Pallet
		14.3	Pcs/Sq

#### **CUSTOM COLONIAL ROUGHSAWN®**





# CUSTOM COLONIAL ROUGHSAWN® & CUSTOM COLONIAL SMOOTH®

		_ 000	0020111111
		8 in	Width
	STATEMENT COLLECTION™	6.75 in	Exposure
$\checkmark$	DREAM COLLECTION™	240	Prime Pcs/Pallet
$\checkmark$	PRIME	216	ColorPlus Pcs/Pallet
		14.9	Pcs/Sa





## 36803 — CRAFTSMAN TWO PANEL - THREE LITE (SDL)



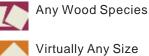
SERIES: Craftsman Collection TYPE: Exterior Decorative APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

#### **Construction Type:**

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel Glass: 3/4" Insulated Glazing

## STANDARD FEATURES

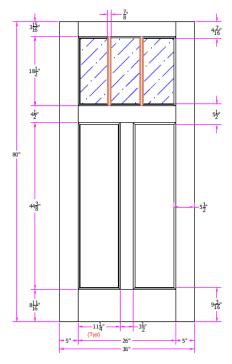






# Privacy Rating: 1

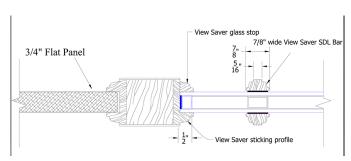
### **DETAILED DRAWING**



CONTAINED HEREIN IS PROPRIETARY TO

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## **DETAILS**



(Standard)



# CLASSIC\* WOOD collection

MODELS 44, 20, and 10

# COMPLETE CONFIGURATIONS



## Model 44 Base Door Designs

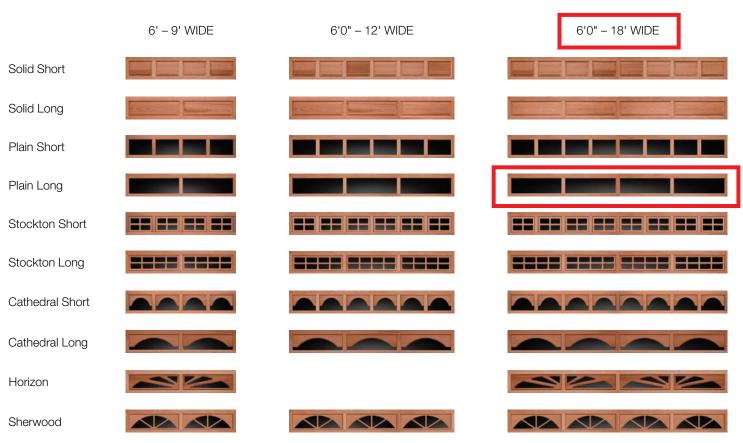
Model 44 Series Widths					
VALID: 2 Panels Wide	IF: 6' 0" through 9' 0" wide				
VALID: 3 Panels Wide	IF: 6' 0" through 12' 0" wide				
VALID: 4 Panels Wide	IF: 6' 0" through 18' 0" wide				
VALID: 5 Panels Wide	IF: 8' 0" through 18' 0" wide				
VALID: 6 Panels Wide	IF: 8' 0" through 18' 0" wide				
VALID: 7 Panels Wide	IF: 11"6" through 18' 0" wide				
VALID: 8 Panels Wide	IF: 12' 0" through 18' 0" wide				
VALID: 9 Panels wide	IF: 14' 0" through 18' 0" wide				
VALID: 10 Panels wide	IF: 16' 0" through 18' 0" wide				

Model 44 Series Heights				
VALID: 4 Sections High	IF: 6' 0" through 8' 0" high			
VALID: 5 Sections High	IF: 6' 1" through 9' 10" high			
VALID: 6 Sections High	IF: 7' 3" through 11' 9" high			
VALID: 7 Sections High	IF: 8' 4" through 12' 0" high			
VALID: 8 Sections High	IF: 9' 6" through 12' 0" high			
VALID: 9 Sections High	IF: 10' 7" through 12' 0" high			

Door widths available 6'0" to 18" in 1" increments. Door heights available 6'0" to 12'0" in 1" increments.

# Window Designs / Top Sections

Top sections are available in solid panels or with windows in Rectangular, Square and Arched Designs. Single strength glass is standard. Obscure, Acrylic, or Double strength glass is available as an option. Contact your dealer for details.



Designer inserts constructed of carved wood.

# Finished Door Designs

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

## Short Panel



Solid Short



Plain Short



Plain Long



Stockton Short



Stockton Long



Sherwood



Horizon



Horizon (16' Wide)



Cathedral Short



Cathedral Long

# Finished Door Designs continued

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

## Long Panel



Solid Long



Plain Short





Stockton Short



Stockton Long



Sherwood



Horizon



Horizon (16' Wide)



Cathedral Short



Cathedral Long



## Nest

## Outdoor Wall Sconce 3000K

Fixture Type:
Catalog Number:
Project:

Project:		
Location:		

Model & Size	Color Temp & CRI	Watt	LED Lumens	Delivered Lumens	Finish
WS-W26712 12"	<b>3000K</b> 90	8.5W	180	145	BZ Bronze

Example: WS-W26712-BZ

#### **DESCRIPTION**

A harmonious blend of arts and crafts. Nest is constructed with extruded aluminum louvers to create a dramatic pattern of illumination. The frame is solid die-cast aluminum with weather resistance and a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

#### **FEATURES**

- $\bullet$  Extruded aluminum louvers create a dramatic pattern of light to generate
- · Weather resistant powder coated finishes
- ACLED driverless technology
- 5 year warranty

#### **SPECIFICATIONS**

Color Temp: 3000K

120 VAC, 50/60Hz Input:

CRI: 90

ELV: 100 - 10% Dimming: Rated Life: 54000 Hours

Standards: ETL, cETL, IP65, Dark Sky Friendly

Wet Location Listed

Construction: Aluminum hardware with glass diffuser

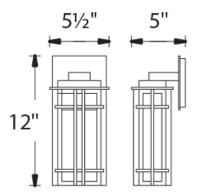


## **FINISHES**



Bronze

**LINE DRAWING** 



1