

14,742 SF FOR SALE

3116 KELLWAY DRIVE

CARROLLTON, TEXAS 75006



DJ DRAPER

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PROPERTY FEATURES



14,472 SF



48 PARKING SPACES
16 COVERED



SITUATED ON 1.237
ACRES



ABILITY TO DEMISE SPACE



100% OFFICE WITH
FLEXIBILITY TO CREATE
WAREHOUSE IF NEEDED



OPPORTUNITY TO CREATE
GRADE-LOADING DOORS IN REAR



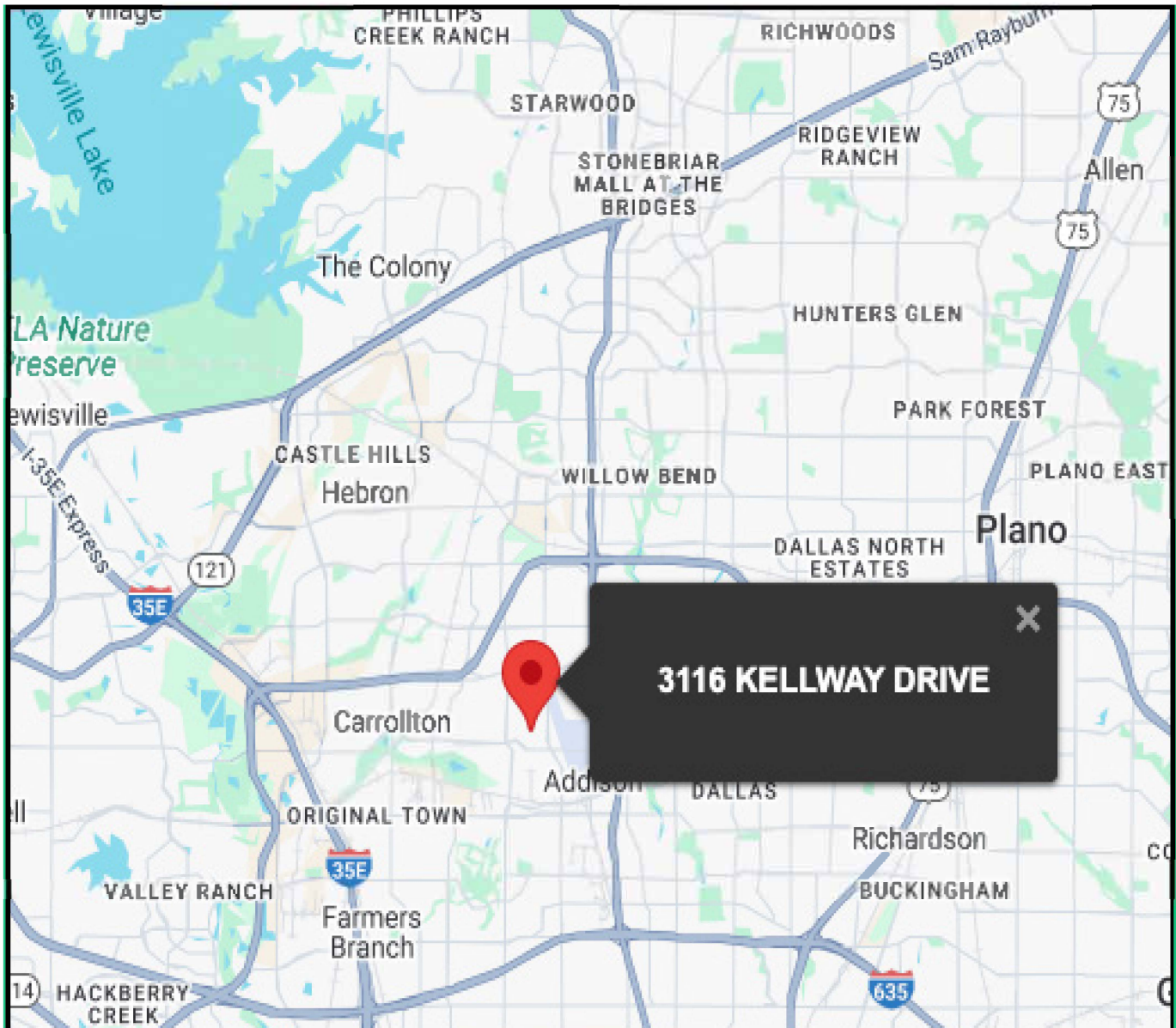
NEWLY REMODELED
OFFICE



CLOSE PROXIMITY TO DALLAS
NORTH TOLLWAY AND
PRESIDENT GEORGE BUSH
TURNPIKE

PROPERTY + SURROUNDINGS

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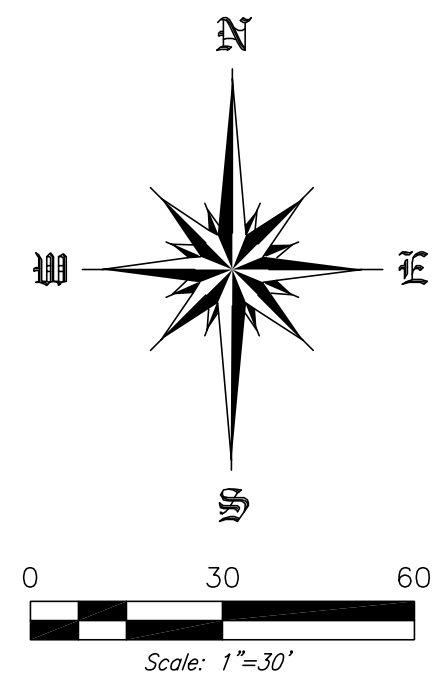
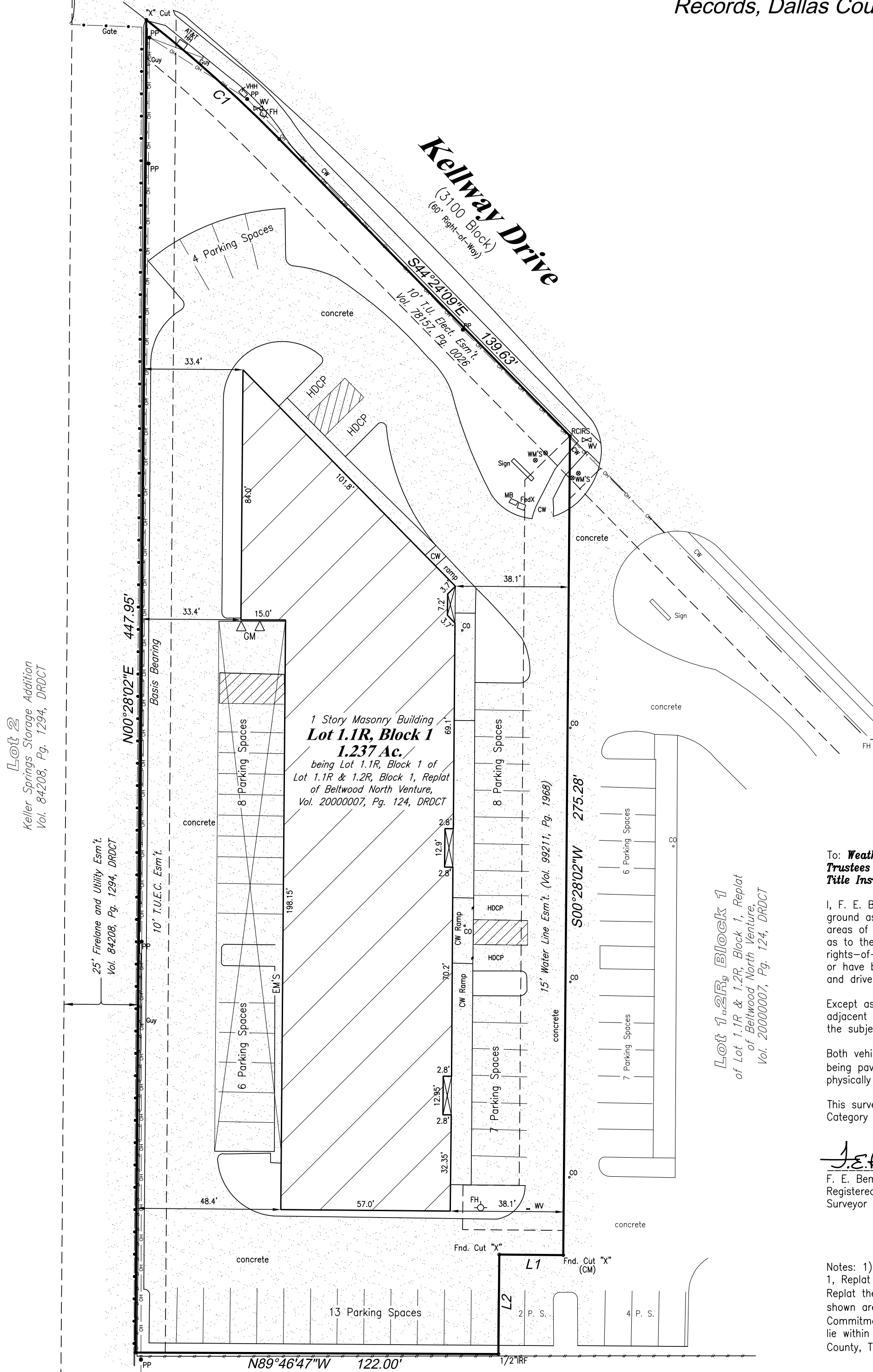
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1 EXISTING BUILDING FLOOR PLAN
 SCALE: NTS BLDG. SF: 14,742

Being Lot 1.1R, Block 1 of Lot 1.1R and Lot 1.2R, Block 1, Replat of Beltwood North Venture, an Addition to the City of Carrollton, Dallas County, Texas, according to the Replat thereof recorded in Volume 20000007, Page 127, Deed Records, Dallas County, Texas



Surveyor's Certificate

To: **Weathers Bell Drive Partnership, Ltd., a Texas limited partnership, Kenneth H. Riley and Elva Riley, Trustees of the Riley Family Trust dated June 2, 1988, Republic Title of Texas, Inc and First American Title Insurance Company**

I, F. E. Bemenderfer, Jr. hereby certify that on the 11th day of December, 2014, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

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, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kellway Drive, same being paved, public right-of-way maintained by the City of Carrollton, which abut(s) the subject property, and is physically open and being used.

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

F. E. Bemenderfer Jr.
F. E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



Notes: 1) CM is a controlling monument; 2) Basis bearing per Lot 1.1R, Block 1, of Lot 1.1R and Lot 1.2R, Block 1, Replat of Beltwood North Venture, an Addition to the City of Carrollton, Dallas County, Texas, according to the Replat thereof recorded in Volume 20000007, Page 127, Deed Records, Dallas County, Texas; 3) All easements shown are per platted Lot 1.1R unless noted otherwise; 4) This survey was performed with the benefit of Title Commitment GF No. 1002-131117-RIT issued December 4, 2014; 5) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per FEMA F.I.R.M. 48113C0180 K for Dallas County, Texas and Incorporated Areas dated July 7, 2014 (Zone X).

Lot 1.1R, Block 1
Replat Beltwood North Venture
Vol. 97193, Pg. 5545, DRDCT

Legend

- RCIRS Room Capped Iron Rod Set
- DRDCT Deed Records Dallas Co., Texas
- AT&THH AT&T Handhole
- CW Concrete Walk
- VHH Verizon Handhole
- LP Light Pole
- WM Water Meter
- WV Water Valve
- GM Gas Meter
- FH Fire Hydrant
- PP Power Pole
- EM Electric Meter
- MB Mailbox
- Chain Link Fence
- CO Cleanout
- FedX FedX Dropbox
- Overhead Lines
- Wood Fence
- Handicap Parking Sign

LINE	BEARING	DISTANCE
L1	N89°31'58"W	21.50'
L2	S00°28'02"W	33.43'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7°19'27"	470.00'	60.08'	S48°04'02"E	60.04'

On-Site Parking
46 Parking Spaces
4 Handicap Parking Spaces
50 Total Parking Spaces

3116 Kellway Drive
As-built/Boundary Survey
Beltwood North Venture
Lot 1.1R, Block 1
George Syms Survey, Abstract No. 1344
City of Carrollton, Dallas County, Texas
December 11, 2014

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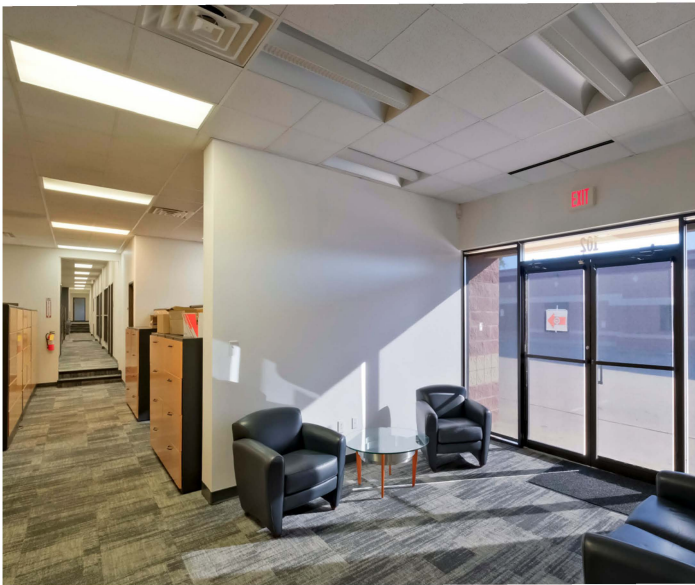
Roomes Land Surveying, Inc.

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