



**CUSHMAN &
WAKEFIELD**

PROPERTY FOR SALE

23,557 Square Feet of Buildings
116,381 Square Feet of Land

On the Road Garage - Loop 12
1500 North Loop 12
Irving, Dallas County, TX 75061

Contact:

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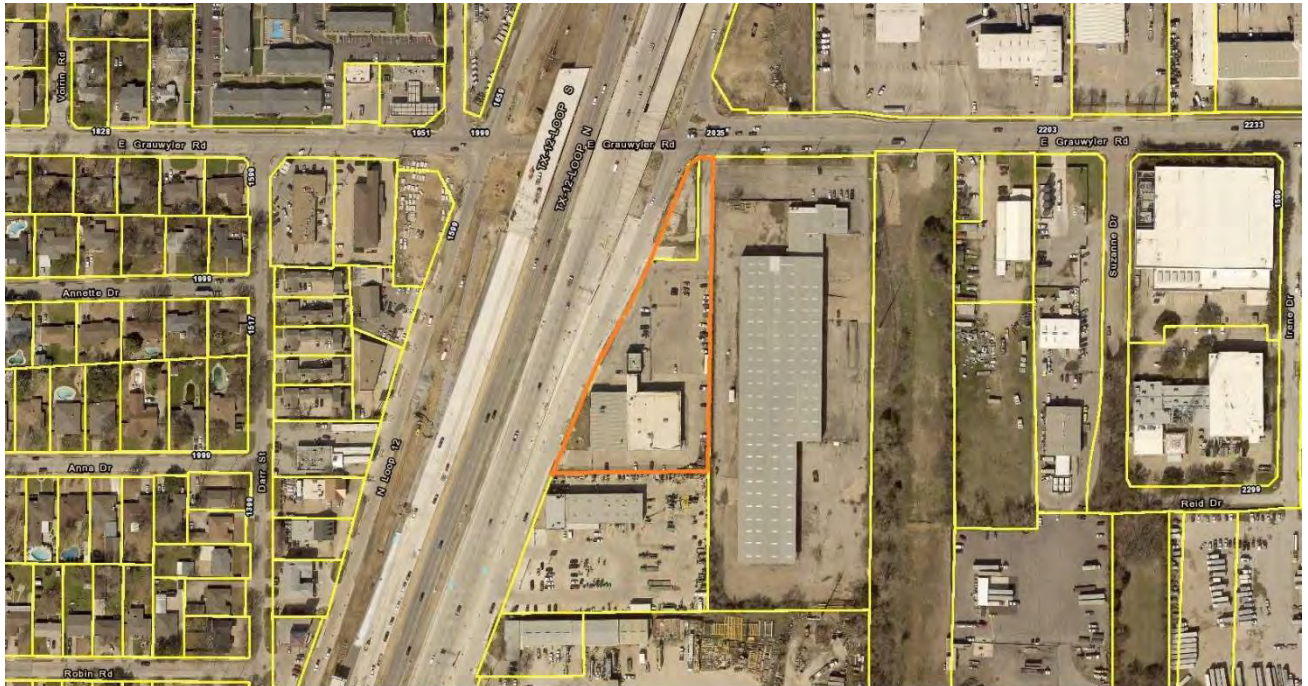
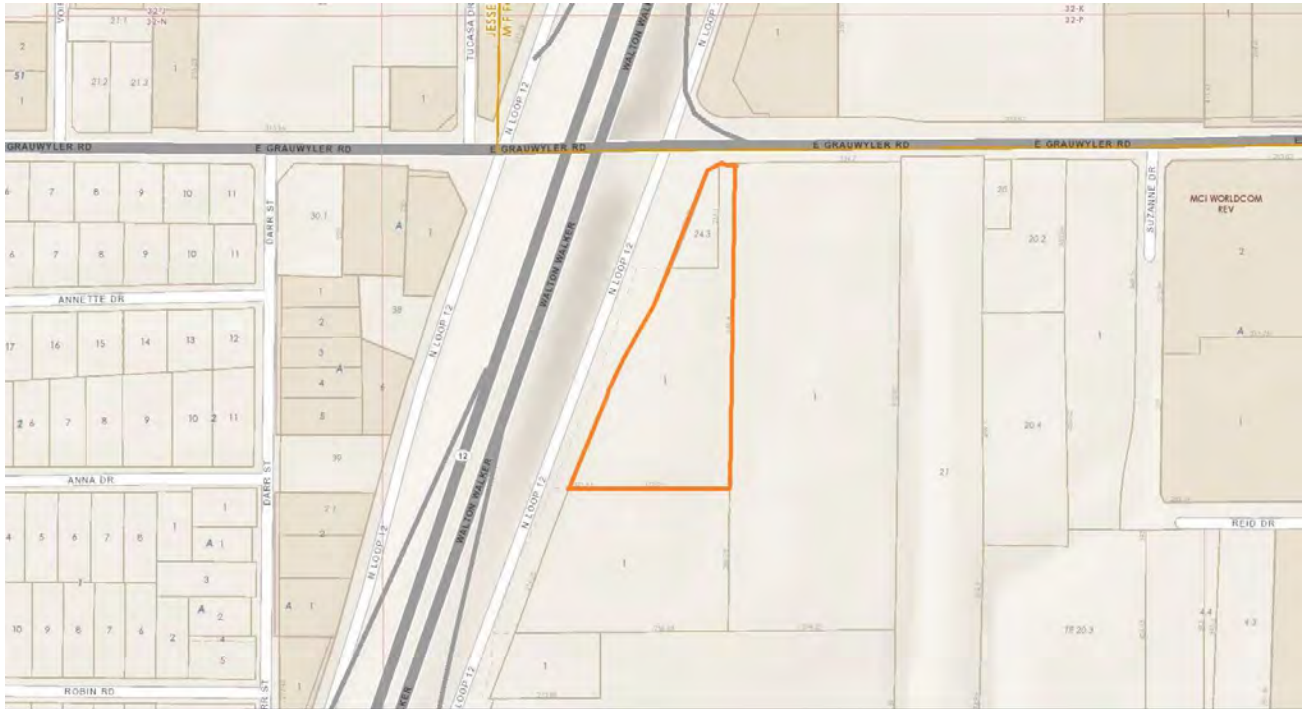
On the Road Garage - Loop 12
1500 North Loop 12
Irving, Dallas County, TX 75061

Property Photographs

AERIAL PHOTOGRAPH



CAD TAX MAP
PLAT MAP ON TOP / WITH AERIAL OVERLAY ON BOTTOM



Property Information

Site Description

Shape:	Irregularly shaped
Topography:	Level at street grade
Land Area:	<p>2.67 acres / 116,381 square feet</p> <p>The subject site is delineated as two tracts, although they are deemed to operate as a single entity. These are discussed as follows:</p> <ul style="list-style-type: none"> • Primary Site – 2.4159 acres which wraps the corner of Loop 12 and Grauwlyer Road. All improvements are situated on this site. • Corner Site – The corner of Loop 12 and Grauwlyer totals 11,144 square feet. It is currently vacant (previously improved), with the size of this site limiting its utility to assemblage with the subject’s primary site.
Frontage/Access/Visibility:	<p>The subject property has frontage on the following streets:</p> <p>N. Loop 12 (Walton Walker Blvd): 692 feet E. Grauwlyer Road: 56 feet</p> <p>The property has average access and good visibility.</p>
Site Improvements:	Site improvements include concrete and asphalt paved drives and parking areas, curbing, signage, landscaping, exterior lighting and drainage. The site is also fenced with security gate access.
Land Use Restrictions:	We were not given a title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the site's use. However, we recommend a title search to determine whether any adverse conditions exist.
Flood Zone Description:	<p>The subject property is located in flood zone X – Areas determined to be outside the 500-year flood plain This is per FEMA Map 48113C0310J, dated August 23, 2001.</p> <p>The flood zone determination and other related data are provided by a third-party vendor deemed to be reliable. If further details are required, additional research is required that is beyond the scope of this analysis.</p>
Overall Site Utility:	The subject site is functional for its current use.
Location Rating:	Good

Improvements Description

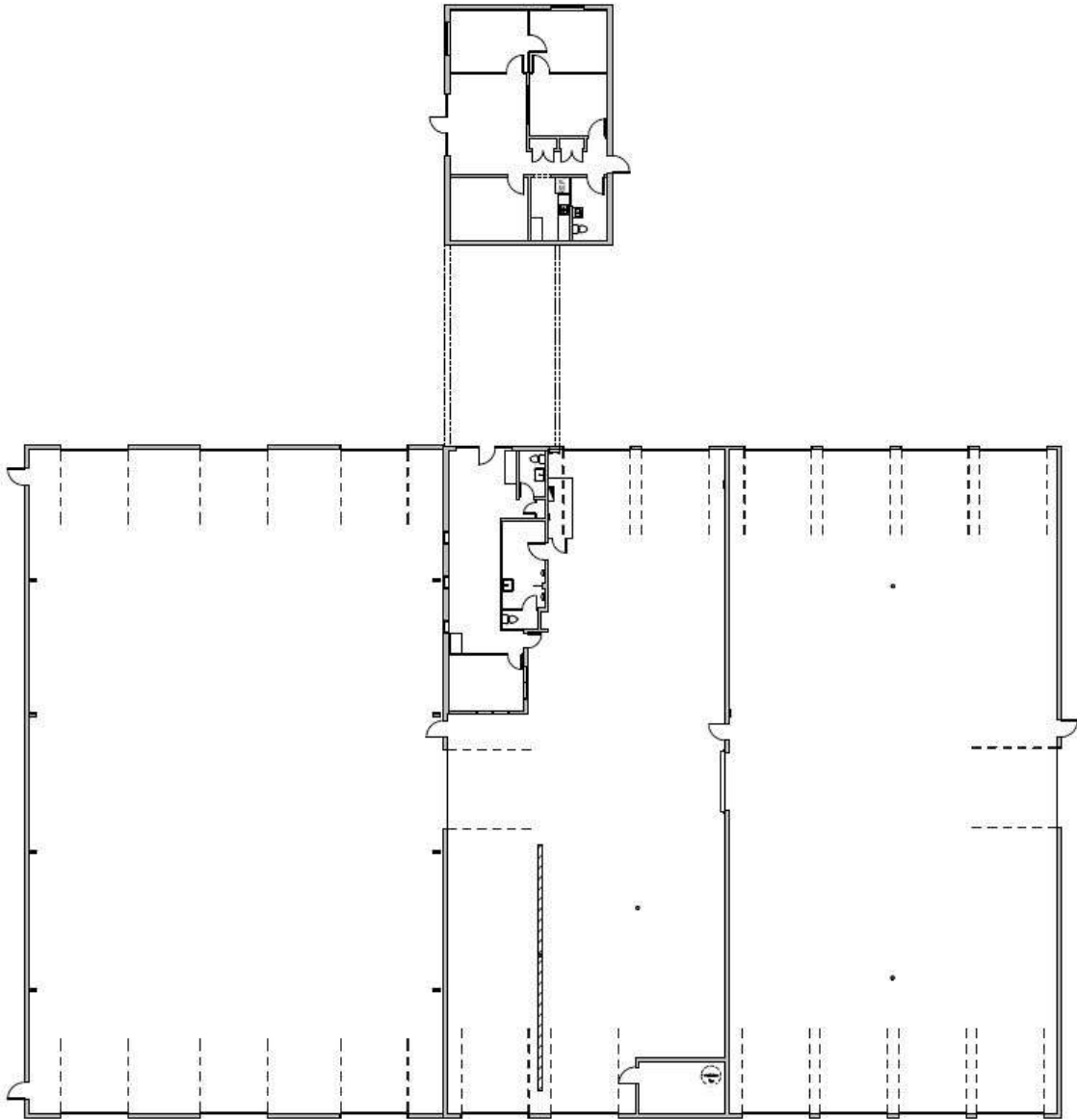
GENERAL DESCRIPTION

Overview:	The subject property is an owner-occupied automotive service and repair facility which features masonry and metal construction and a flat roof. It is known as On The Road Garage – Loop 12. It offers typical built-out that meets market standards for comparable space, with the office/customer service area in the middle of the north side of the building, plus service bays along both the north and south elevations. There is also a separate small office building.
Year Built:	1985 / 2001 The improvements were initially built in 1985, with a 9,000 square foot expansion in 2001. It was renovated in 2020.
Year Renovated:	2020
Construction Type:	Class C and S
Number of Buildings:	2
Number of Stories:	1
Land To Building Ratio:	4.94 to 1
Gross Building Area:	23,557 square feet
Net Rentable Area:	23,557 square feet

SUMMARY

Condition:	Good
Quality:	Good
Actual Age:	39 years
Effective Age:	15 years
Expected Economic Life:	45 years
Remaining Economic Life:	30 years

BUILDING PLAN



NORTH ELEVATION



SOUTH ELEVATION





Exterior View



Exterior View



Exterior View



Exterior View



Exterior View



Exterior View



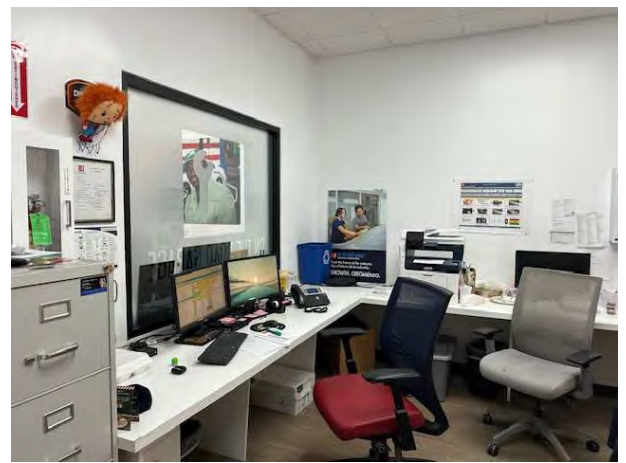
Exterior View



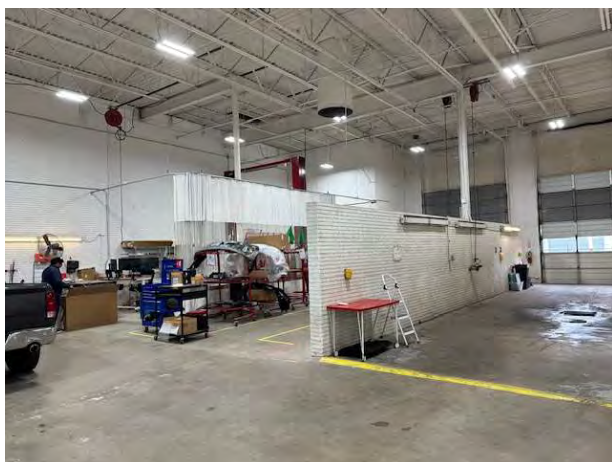
Exterior View



Interior View



Interior View



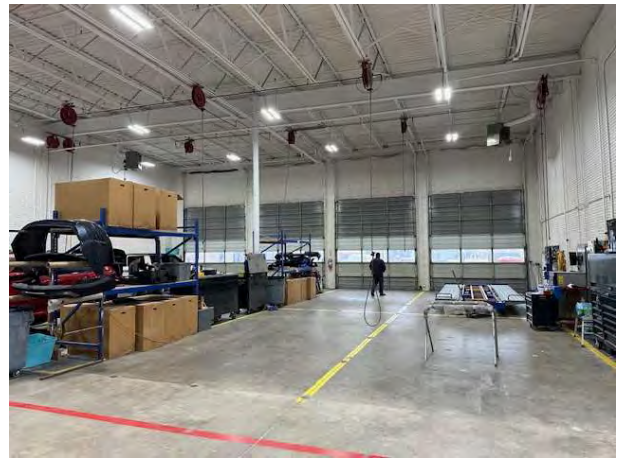
Interior View



Interior View



Interior View



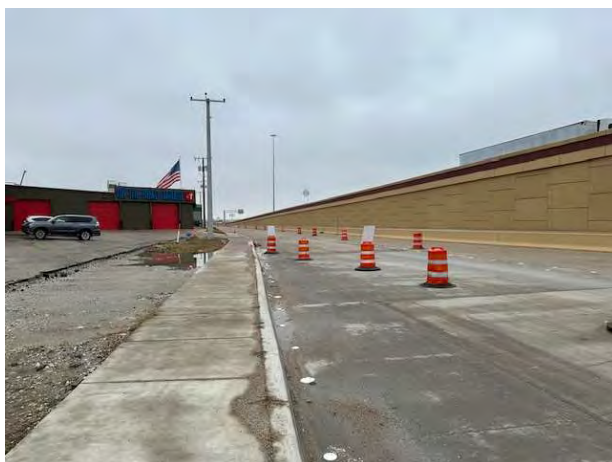
Interior View



Interior View



Interior View

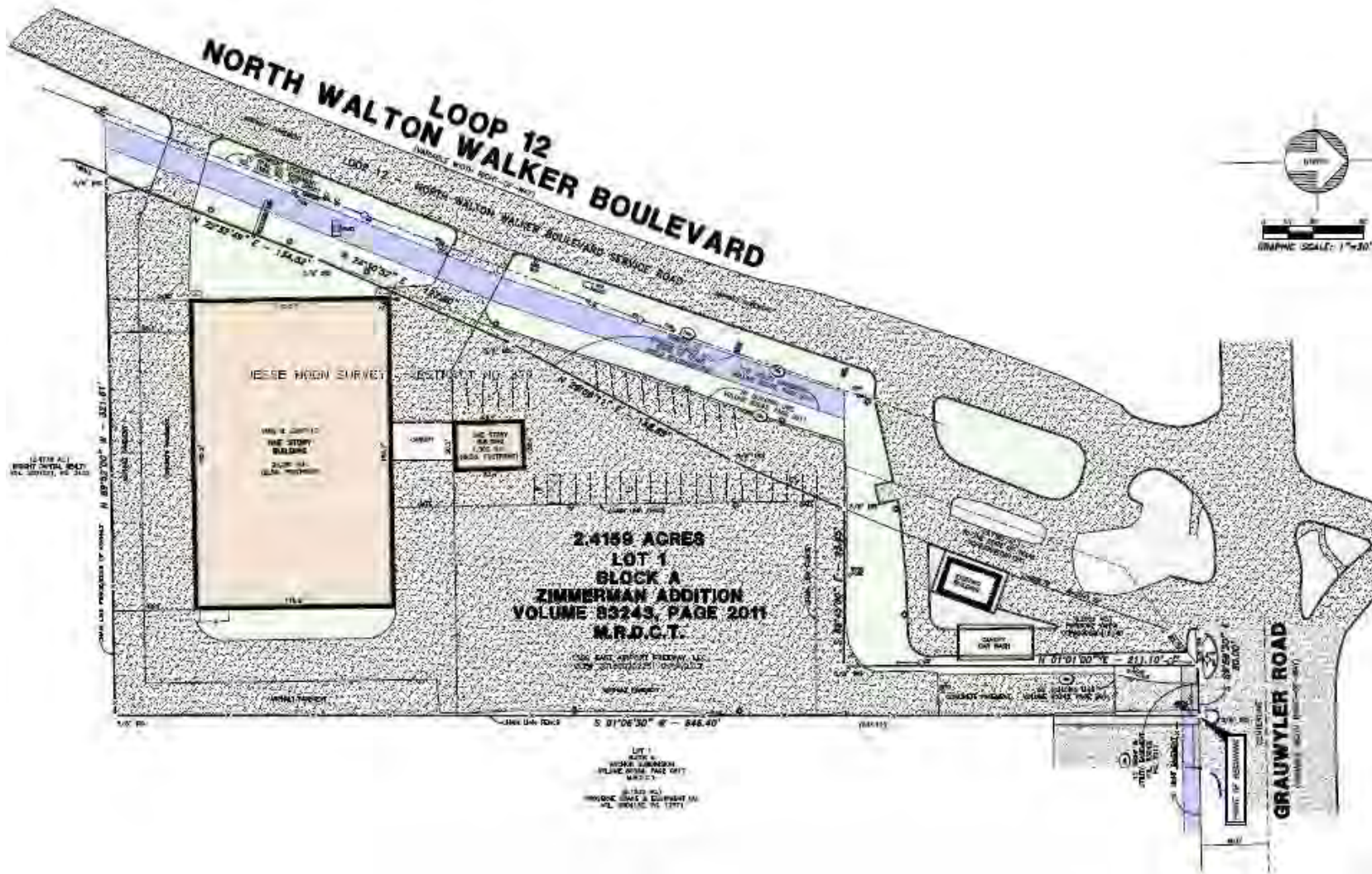


Street Scene –
N Loop 12 Service Road facing South

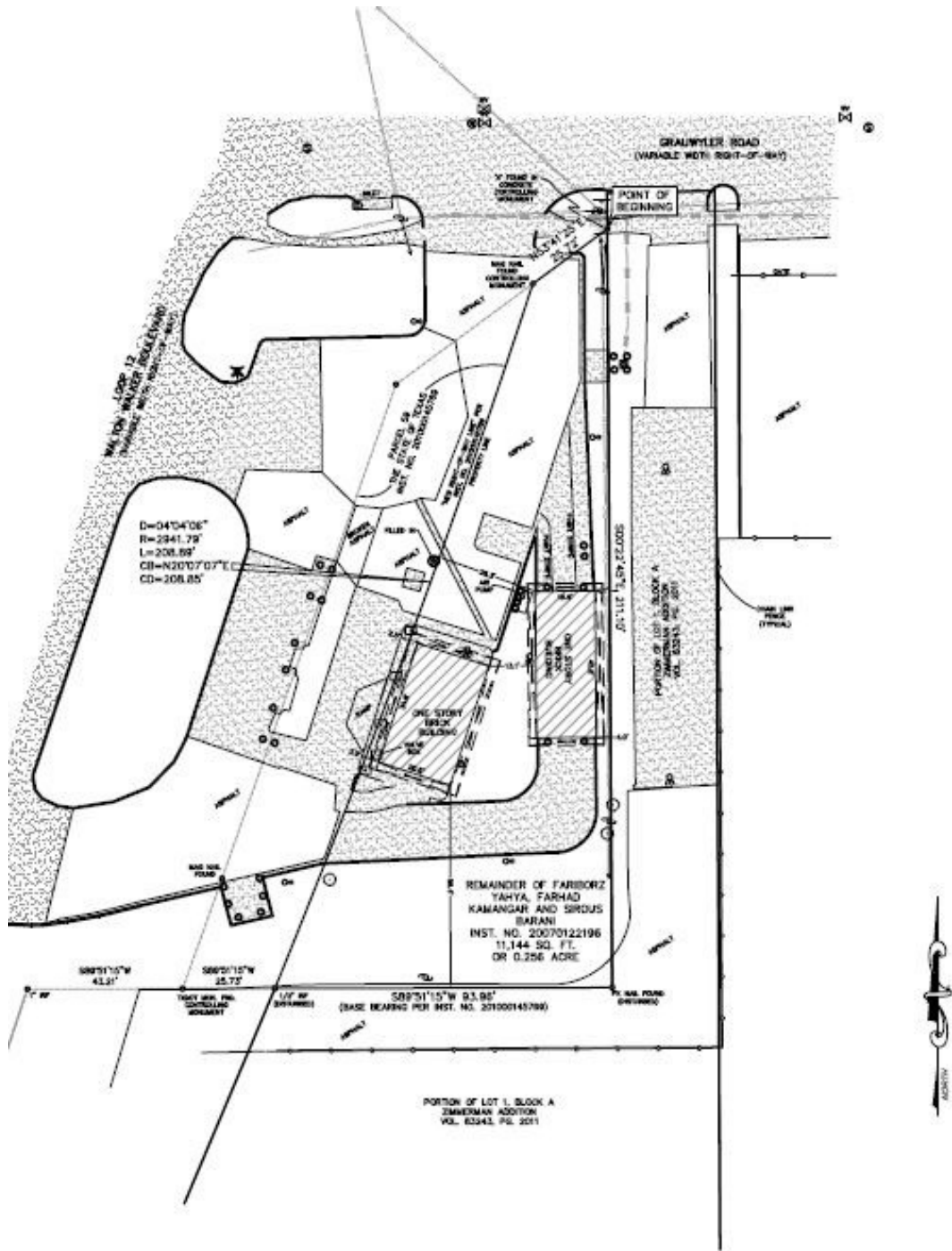


Street Scene –
E Grauwylar Road facing East

SURVEY – PRIMARY TRACT

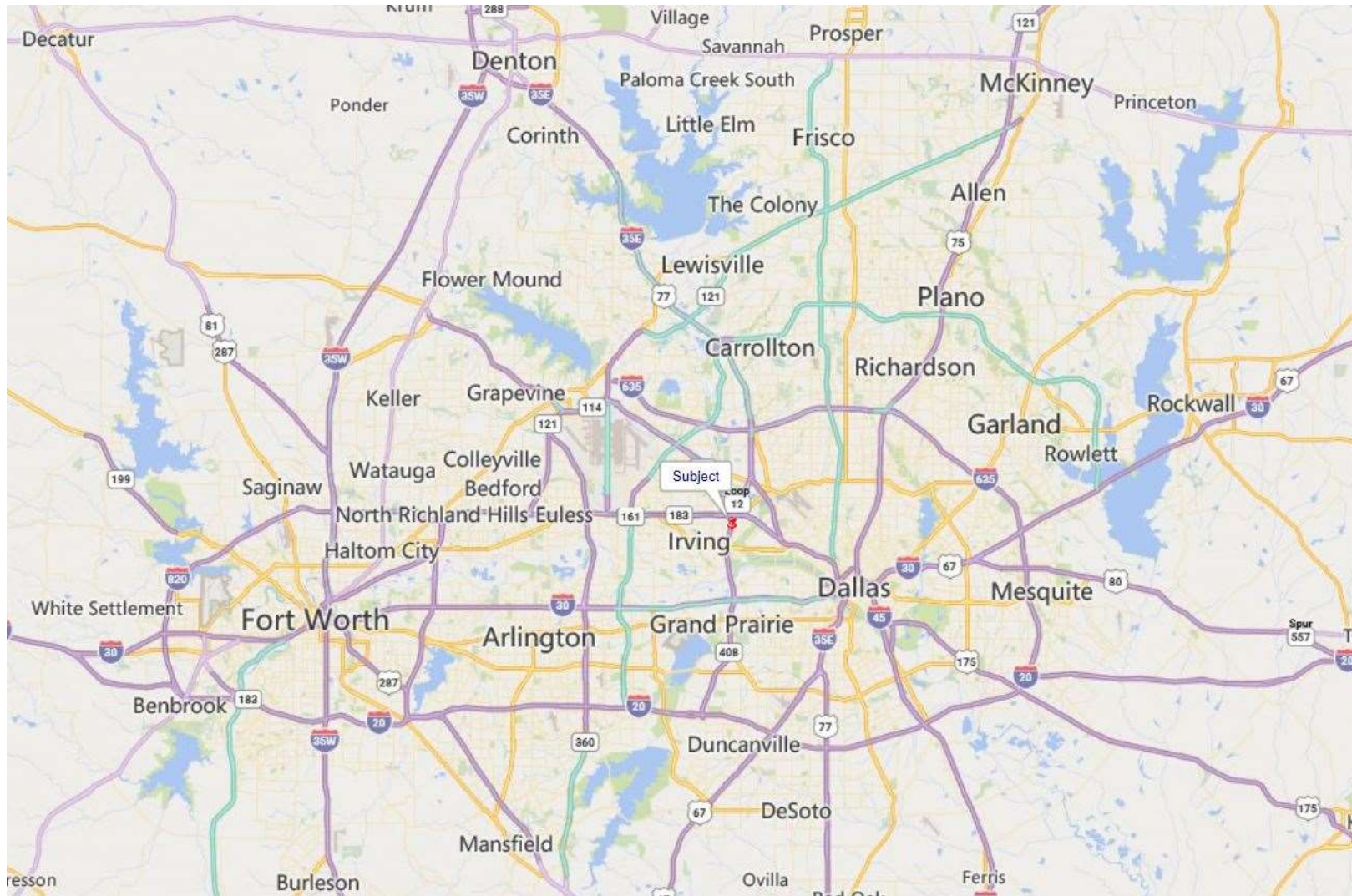


SURVEY – SMALL CORNER SITE



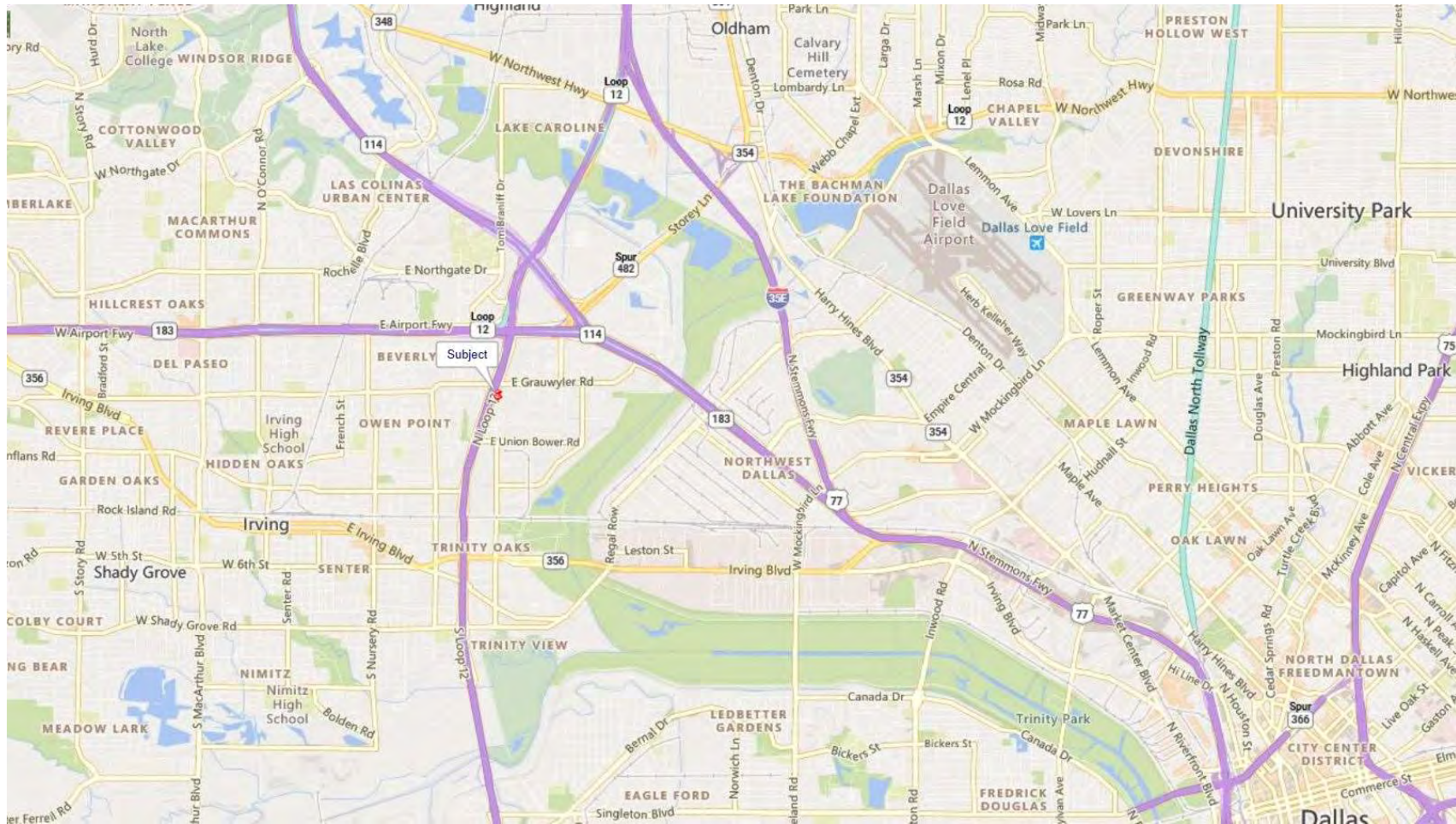
Regional Map

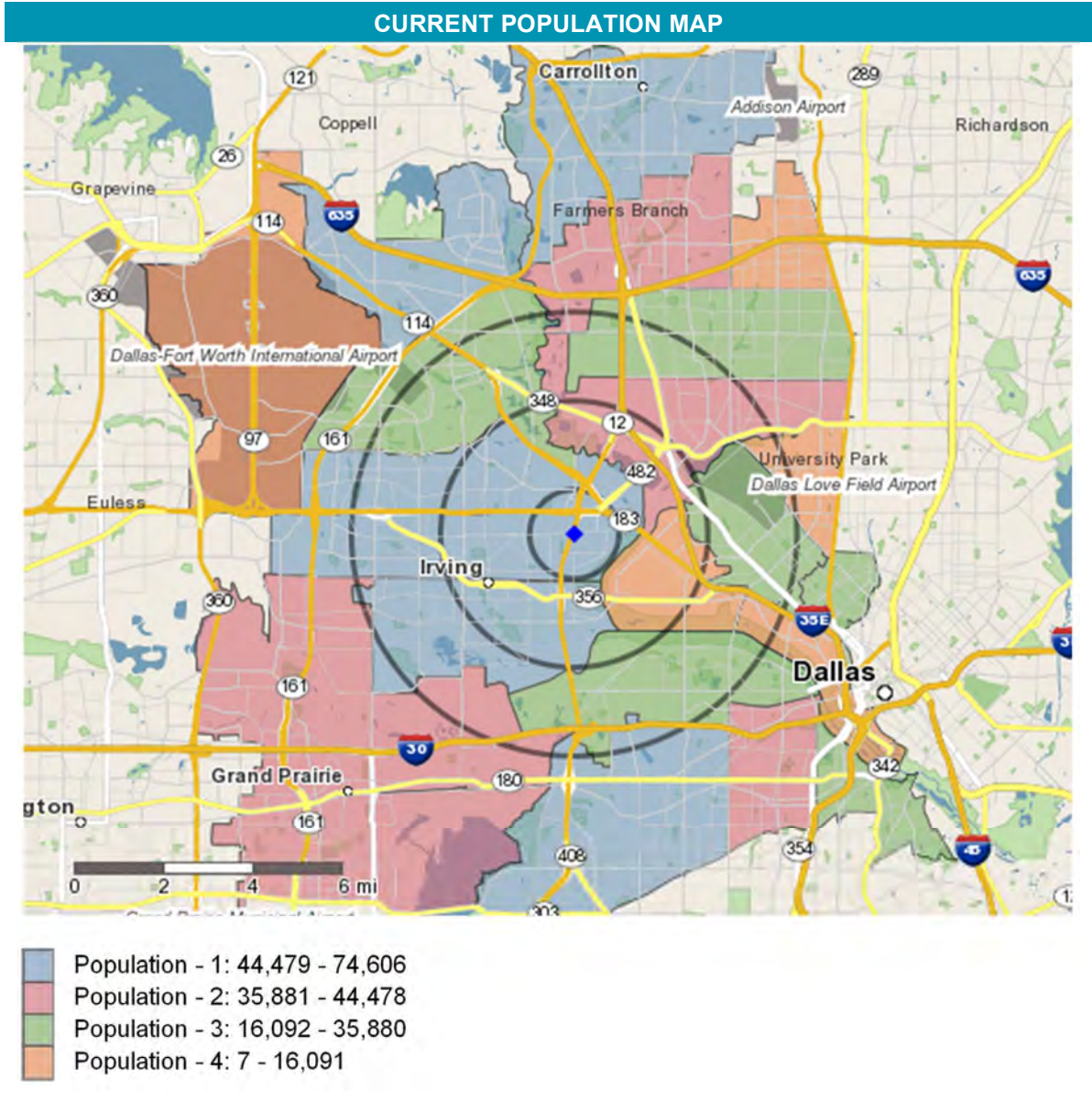
REGIONAL MAP



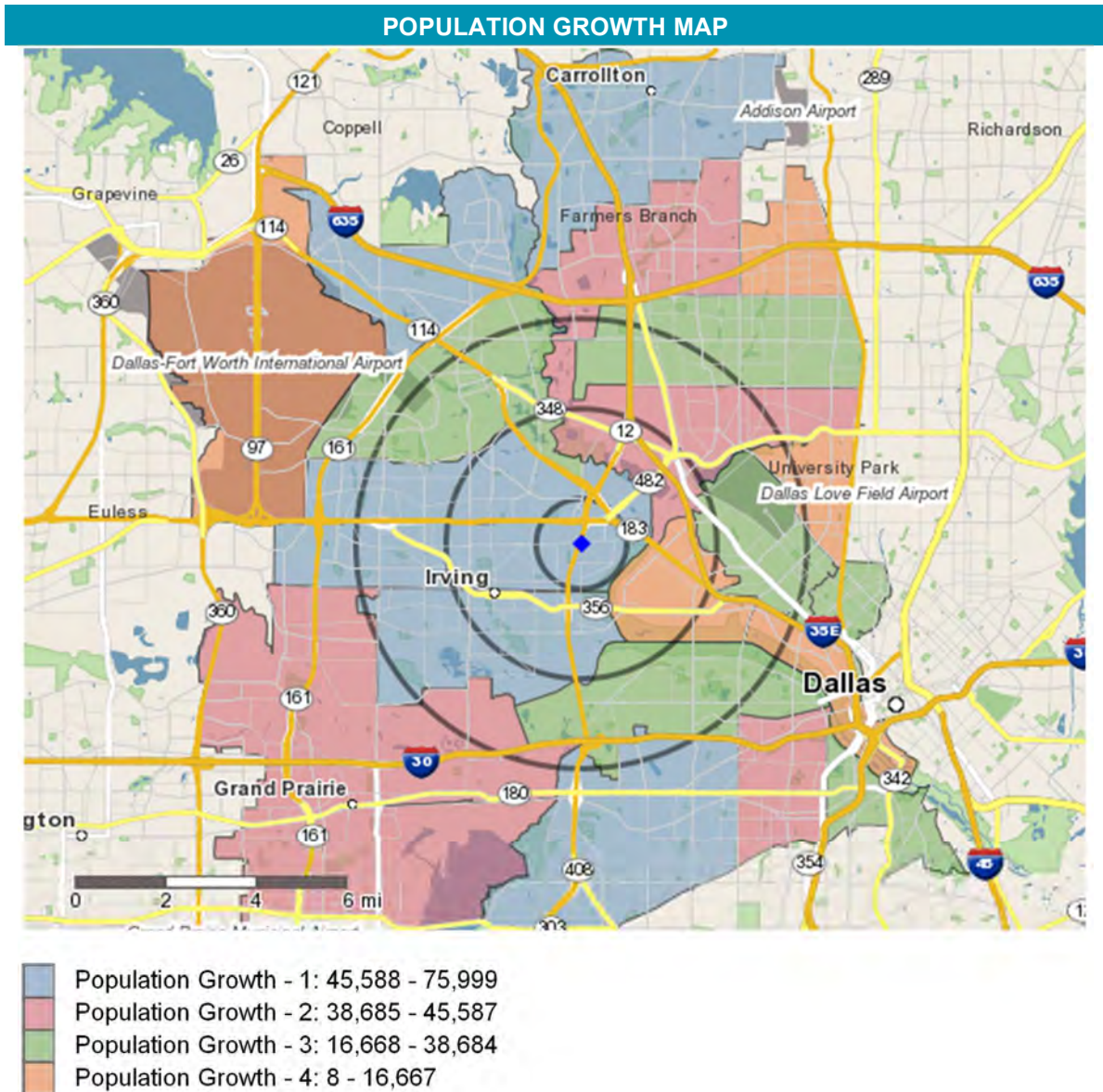
Local Area Map

LOCAL AREA MAP





The following graphic illustrates projected population growth within the trade area over the next five years (2022 - 2027). The trade area is clearly characterized by various levels of growth.



Households

A household consists of a person or group of people occupying a single housing unit, and is not necessarily a family unit. When an individual purchases goods and services, these purchases are a reflection of the entire household's needs and decisions, making the household a critical unit to be considered when reviewing market data and forming conclusions about the trade area as it impacts the retail center.

Figures provided by Experian Marketing Solutions, Inc., indicate that the number of households are increasing at a faster rate than the growth of the population. Several changes in the way households are being formed have caused this acceleration, specifically:

- The population is living longer on average. This results in an increase of single-and two-person households;
- Higher divorce rates have resulted in an increase in single-person households; and
- Many individuals have postponed marriage, also resulting in more single-person households.

According to Experian Marketing Solutions, Inc., the Primary Trade Area grew at a compound annual rate of 0.64 percent between 2000 and 2022. Consistent with national trends the trade area is experiencing household changes at a rate that varies from population changes. That pace is expected to continue through 2027, and is estimated at 1.08 percent.

Correspondingly, a greater number of smaller households with fewer children generally indicates more disposable income. In 2000, there were 3.01 persons per household in the Primary Trade Area and by 2022, this number is estimated to have decreased to 2.91 persons. Through 2027, the average number of persons per household is forecasted to decline to 2.85 persons.

Trade Area Income

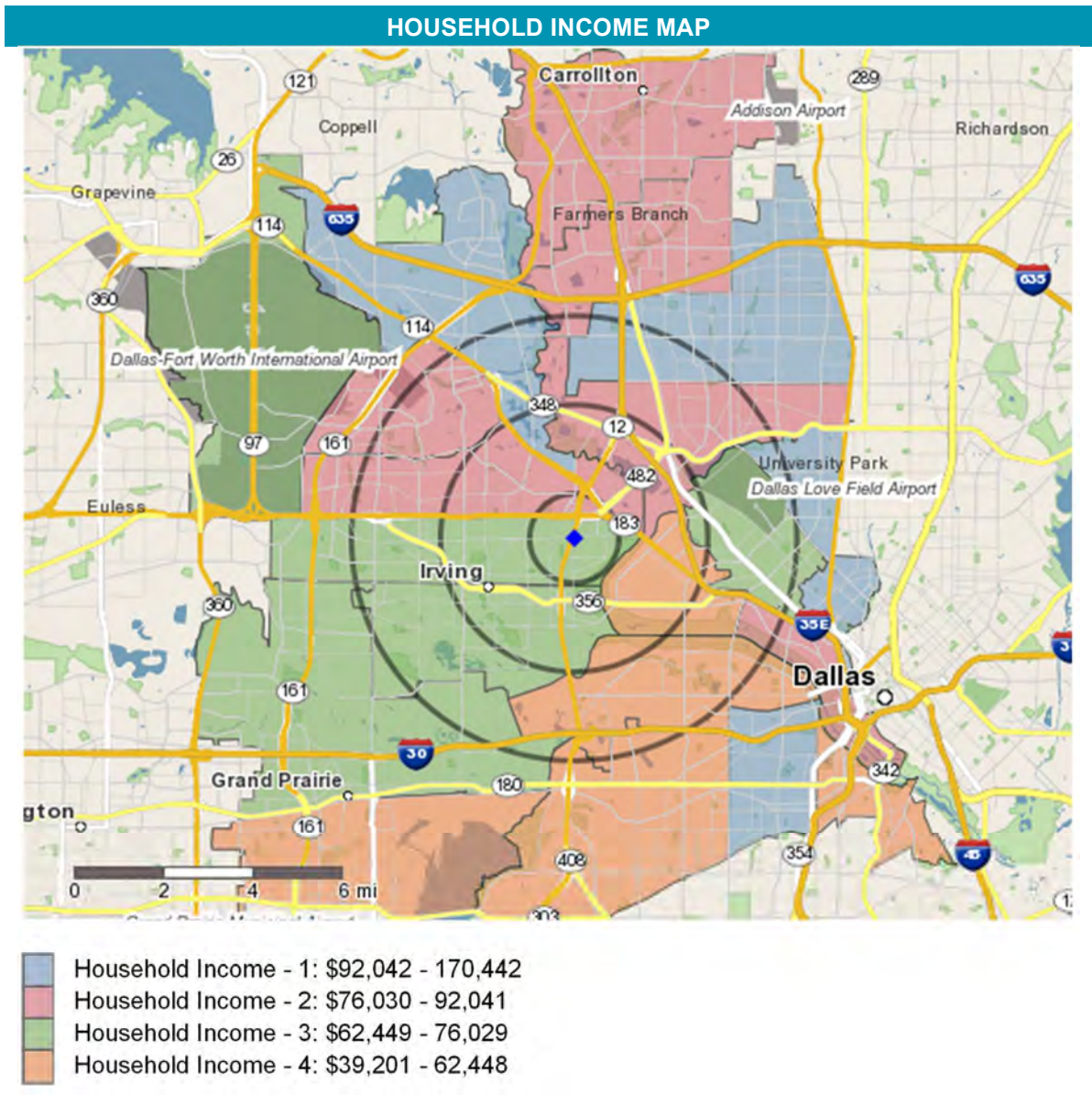
Income levels, either on a per capita, per family or household basis, indicate the economic level of the residents of the trade area and form an important component of this total analysis. Average household income, when combined with the number of households, is a major determinant of an area's retail sales potential.

Trade area income figures for the subject support the profile of a broad middle-income market. According to Experian Marketing Solutions, Inc., average household income in the primary trade area in 2022 was approximately \$80,524, 75.86 percent of the CBSA average (\$106,152) and 85.56 percent of the state average (\$94,113).

DISTRIBUTION OF HOUSEHOLD INCOME						
Category	1.0-Mile Radius	3.0-Mile Radius	5.0-Mile Radius	DFW CBSA	State of Texas	United States
\$150,000 or more	5.37%	9.11%	8.07%	17.64%	14.45%	15.01%
\$125,000 to \$149,999	3.25%	4.02%	4.03%	7.14%	6.15%	6.26%
\$100,000 to \$124,999	5.07%	7.79%	8.10%	10.59%	9.60%	9.80%
\$75,000 to \$99,999	9.44%	12.44%	13.08%	13.43%	12.73%	13.31%
\$50,000 to \$74,999	23.03%	22.40%	22.39%	17.69%	17.72%	17.41%
\$35,000 to \$49,999	15.75%	15.77%	15.61%	11.61%	12.19%	11.70%
\$25,000 to \$34,999	14.48%	11.67%	10.35%	7.67%	8.65%	8.31%
\$15,000 to \$24,999	14.05%	10.05%	10.20%	6.77%	8.63%	8.36%
Under \$15,000	9.56%	6.74%	8.17%	7.46%	9.89%	9.85%

SOURCE: © 2022 Experian Marketing Solutions, Inc. •All rights reserved

The following is a graphic presentation of the household income distribution throughout the trade area that clearly shows the area surrounding the subject to be characterized by middle (to low-middle) income households. Higher income areas are located in surrounding suburban communities to the north/northeast.



Retail Sales

Perhaps an even more important measure of area income is the amount spent on retail purchases. At the end of last year, the Dallas CBSA had an aggregate retail sales level of \$174.24 billion, with average retail sales per household of \$61,140. By comparison, Texas had average sales per household of \$57,414, while the U.S. was \$63,688.

CONSUMER EXPENDITURES IN 1000s			
Area	2022	2027	CAGR 2022-27
1.0-Mile Radius	\$162,289	\$211,115	5.4%
3.0-Mile Radius	\$1,525,651	\$2,016,883	5.7%
5.0-Mile Radius	\$4,924,059	\$6,487,529	5.7%
DFW CBSA	\$174,244,727	\$236,345,473	6.3%
State of Texas	\$614,667,990	\$832,687,774	6.3%
United States	\$8,115,782,357	\$10,488,958,895	5.3%

SOURCE: © 2022 Experian Marketing Solutions, Inc. •All rights reserved

Experian Marketing Solutions, Inc., projects retail sales in the primary trade area will grow at a pace below that of the metroplex and State, yet above the nation.

FLOOD MAP / CERTIFICATE

RiskMeter



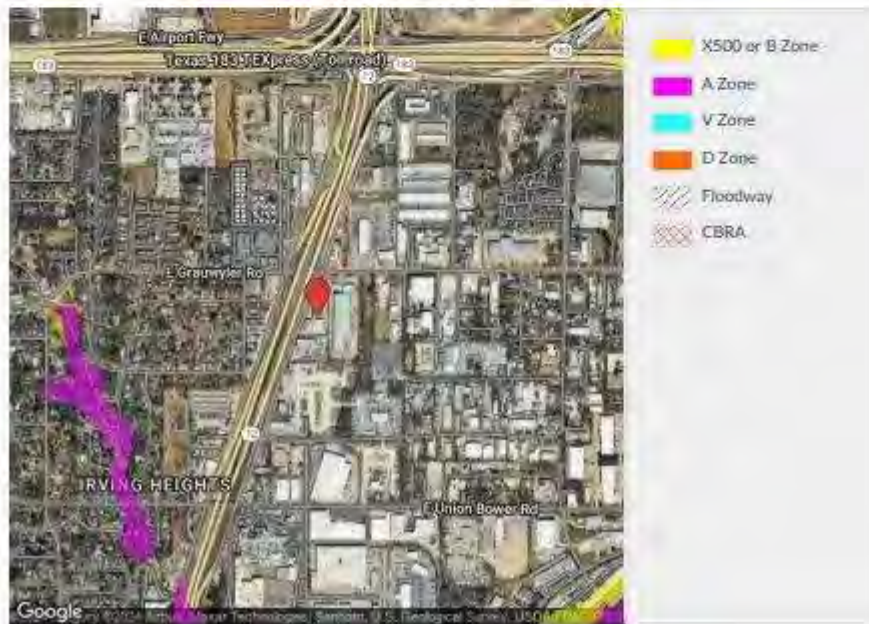
1500 N LOOP 12 IRVING, TX 75061-5621

LOCATION ACCURACY: 9 Excellent LATITUDE: 32.829386 LONGITUDE: -96.916430 MATCH CODE: A0000 SOURCE: PzPoint CENSUS BLOCK ID: 481130201001044

Flood Zone Determination Report

Flood Zone Determination: OUT

SFHA (FLOOD ZONE)	OUT	WITHIN 250 FEET OF FLOOD ZONE	NO
FLOOD ZONE	X	COMMUNITY	480180
COMMUNITY NAME	IRVING, CITY OF	PANEL	0010J
PANEL DATE	August 23, 2001	COBRA	OUT
PARTICIPATION STATUS	R	ORIGIN FIRM DATE	November 19, 1980
MAP NUMBER	48113C0310J	FIPS CODE	48113



Zoning

General Information

The property is zoned C-OU-2, Commercial Outdoor by City of Irving. A summary of the subject's zoning is provided in the following table:

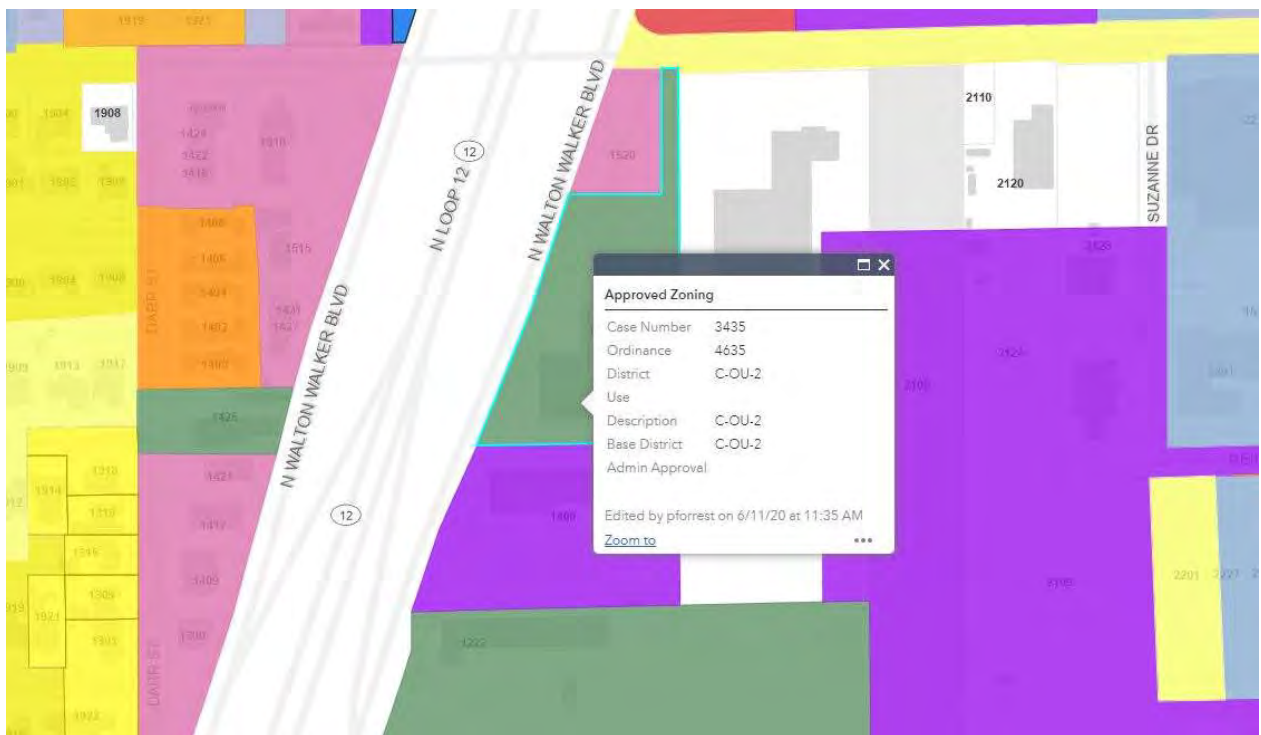
ZONING	
Municipality Governing Zoning:	City of Irving
Current Zoning:	C-OU-2, Commercial Outdoor
Current Use:	Vehicle Related - Service & Repair Facility
Is Current Use Permitted?	Yes
Change in Zone Likely:	No
Permitted Uses:	Some of the principal uses include: car wash, automotive repair, automotive sales and service, commercial amusements, drive-in restaurants, service station, truck or trailer rental, etc.
Comment:	The true corner of this site (11,144 SF) is zoned C-C, Community Commercial, which allows for a variety of retail, office and commercial property types.

Compiled by Cushman & Wakefield of Texas, Inc.

We analyzed the zoning requirements in relation to the subject property, and considered the compliance of the existing use. We are not experts in the interpretation of complex zoning ordinances but based on our review of public information, the subject property appears to be a complying use.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our study correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence.

This is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate assignment.



~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2941.79'	01°24'49"	72.58'	N 24°16'02" E	72.57'

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY EFFECTIVE DATE NOVEMBER 7, 2016, ISSUED DATE OF NOVEMBER 20, 2016, THE FOLLOWING MATTERS OF RECORD ARE INTENDED AS EXCEPTIONS TO INSURANCE COVERAGE AS INDICATED ON SCHEDULE B THEREOF:

10(E). THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOLUME 83243, PAGE 2011, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: LOCATED ON TRACT 1 ONLY, AS SHOWN ON SURVEY)

10(F). THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOLUME 86061, PAGE 1367, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: LOCATED ON TRACT 2 ONLY, AS SHOWN THEREOF)

10(G). THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOLUME 97072, PAGE 1780, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: LOCATED ON TRACT 2 ONLY, AS SHOWN THEREOF)

10(H). EASEMENT EXECUTED BY ELVIE FOSS, A FEME SOLE, TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 18, 1937, FILED JUNE 29, 1937, RECORDED IN/UNDER VOLUME 3016, PAGE 562, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: UNABLE TO DETERMINE THE LOCATION FOR 2 POLES AND 1 CITY WIRE - TRACT 2 ONLY)

10(I). EASEMENT EXECUTED BY ELVIE FOSS, ADMINISTRATRIX AND OF THE V.E. AND C.R. OSTRAND, ESTATE, TO TEXAS POWER & LIGHT COMPANY, DATED FEBRUARY 28, 1938, FILED MAY 4, 1938, RECORDED IN/UNDER VOLUME 2091, PAGE 296, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: UNABLE TO DETERMINE THE LOCATION FOR 3 POLES - TRACT 2 ONLY)

TITLE NOTES (CONTINUED)

10(J). EASEMENT EXECUTED BY ELVIE FOSS, INDIVIDUALLY AND ADMINISTRATRIX OF THE V.E. AND C.R. OSTRAND, ESTATE, TO HUMBLE PIPE LINE COMPANY, DATED JANUARY 4, 1946, FILED MARCH 29, 1946, RECORDED IN/UNDER VOLUME 2659, PAGE 927, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: THIS EASEMENT IS BLANKET IN NATURE DESCRIBING 47.4 ACRES - TRACT 2 ONLY. LOCATION OF UNDERGROUND PIPELINE IS GRAPHICALLY DEPICTED ON TRACT 2 AS SHOWN ON SURVEY)

10(K). TERMS, CONDITIONS, STIPULATIONS AND EASEMENTS CONTAINED IN WARRANTY DEED EXECUTED BY AND BETWEEN PROFESSIONAL BUSINESS MANAGEMENT, INC., A TEXAS CORPORATION AND ROBERT H. HEISER, DATED APRIL 13, 1983, FILED APRIL 14, 1983, RECORDED IN/UNDER VOLUME 83075, PAGE 4022 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: THIS EASEMENT IS BLANKET IN NATURE DESCRIBING 47 ACRES AND UNABLE TO DETERMINE IF SUBJECT PROPERTIES TRACT 1 OR 2 ARE A PART THEREOF)

10(L). TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN EASEMENT AND RIGHT OF WAY AGREEMENT EXECUTED BY AND BETWEEN IRVING N MOTOR COMPANY, LLC AND EXONMOBIL PIPELINE COMPANY, DATED AUGUST 1, 2016, FILED AUGUST 24, 2016, RECORDED IN/UNDER INSTRUMENT NO. 201600234183, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: THIS EASEMENT IS LOCATED ON TRACT 2 AS SHOWN THEREOF)

10(M). TERMS, CONDITIONS AND STIPULATIONS AS SET OUT IN AGREED JUDGEMENT UNDER CAUSE NO. CC-06-18183-D, A CERTIFIED COPY OF WHICH WAS FILED NOVEMBER 2, 2010, RECORDED IN/UNDER INSTRUMENT NO. 20100281759 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: THIS INSTRUMENT DESCRIBES THE RIGHT OF WAY WIDENING FOR S.H. 185 (AIRPORT FREEWAY) LOCATED ON TRACT 2 AS SHOWN THEREOF)

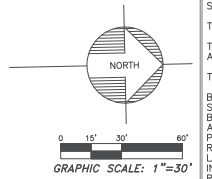
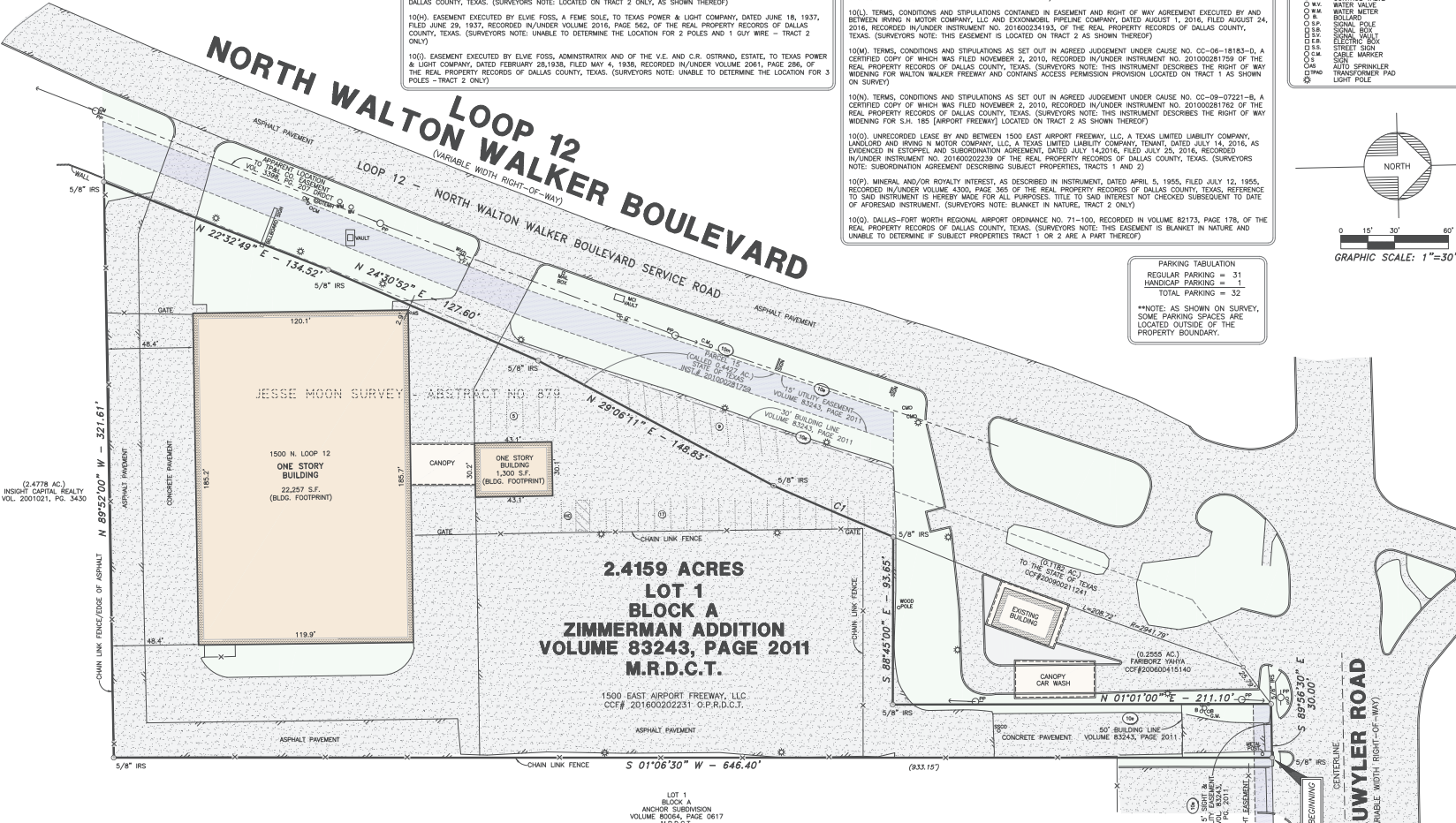
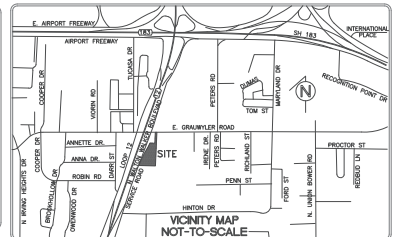
10(N). TERMS, CONDITIONS AND STIPULATIONS AS SET OUT IN AGREED JUDGEMENT UNDER CAUSE NO. CC-08-07221-B, A CERTIFIED COPY OF WHICH WAS FILED NOVEMBER 2, 2010, RECORDED IN/UNDER INSTRUMENT NO. 20100281759 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: THIS INSTRUMENT DESCRIBES THE RIGHT OF WAY WIDENING FOR S.H. 185 (AIRPORT FREEWAY) LOCATED ON TRACT 2 AS SHOWN THEREOF)

10(O). UNRECORDED LEASE BY AND BETWEEN 1500 EAST AIRPORT FREEWAY, LLC, A TEXAS LIMITED LIABILITY COMPANY, LANDLORD AND IRVING N MOTOR COMPANY, LLC AND EXONMOBIL PIPELINE COMPANY, TENANT, DATED JULY 14, 2016, AS ENDOSED IN ESTOPPEL AND SUBORDINATION AGREEMENT, DATED JULY 14, 2016, FILED JULY 23, 2016, RECORDED IN/UNDER INSTRUMENT NO. 201600202239 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: SUBORDINATION AGREEMENT DESCRIBING SUBJECT PROPERTIES, TRACTS 1 AND 2)

10(P). MINERAL AND/OR ROYALTY INTEREST, AS DESCRIBED IN INSTRUMENT, DATED APRIL 5, 1955, FILED JULY 12, 1955, RECORDED IN/UNDER VOLUME 4350, PAGE 363 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, REFERENCE TO SAID INSTRUMENT IS HEREBY MADE FOR ALL PURPOSES. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF ADDRESS INSTRUMENT. (SURVEYORS NOTE: BLANKET IN NATURE, TRACT 2 ONLY)

10(Q). DALLAS-FORT WORTH REGIONAL AIRPORT ORDINANCE NO. 71-100, RECORDED IN VOLUME 82173, PAGE 178, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. THIS EASEMENT IS BLANKET IN NATURE AND UNABLE TO DETERMINE IF SUBJECT PROPERTIES TRACT 1 OR 2 ARE A PART THEREOF)

- LEGEND**
- FIRE HYDRANT
 - CHESEBOLD "X" SET
 - IRON ROD FOUND (SIZE AS NOTED)
 - IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ C/W
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - WATER MANHOLE
 - SAN. SWR. CLEAN OUT
 - GAS VALVE
 - WATER VALVE
 - CONTROL VALVE
 - BOLLARD
 - SIGNAL BOX
 - STREET LIGHT
 - ELECTRIC BOX
 - STREET SIGN
 - SCALE MARKER
 - AUTO SPRINKLER
 - TRANSFORMER PAD
 - LIGHT POLE



PARKING TABULATION

REGULAR PARKING = 31
HANDICAP PARKING = 1
TOTAL PARKING = 32

**NOTE: AS SHOWN ON SURVEY, SOME PARKING SPACES ARE LOCATED OUTSIDE OF THE PROPERTY BOUNDARY.

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 FOLLOWING DESCRIBED PROPERTY.

TRACT 1

BEING 2.4159 ACRE PARCEL OF LAND SITUATED IN THE JESSE MOON SURVEY, ABSTRACT NO. 879, CITY OF IRVING, DALLAS COUNTY, TEXAS AND BEING A PORTION OF LOT 1 IN BLOCK A OF ZIMMERMAN ADDITION, AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83243, PAGE 2011 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO 1500 EAST AIRPORT FREEWAY, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 201600202231 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID 4.7116 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF GRAUWLYER ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK A OF ZIMMERMAN ADDITION AND BEING IN THE WEST LINE OF LOT 1 IN BLOCK A OF ANCHOR SUBDIVISION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80064, PAGE 0617 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 01° 06' 30" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF GRAUWLYER ROAD AND ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK A OF ZIMMERMAN ADDITION AND THE WEST LINE OF SAID LOT 1 IN BLOCK A OF ANCHOR SUBDIVISION FOR A DISTANCE OF 646.40 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK A OF ZIMMERMAN ADDITION;

THENCE NORTH 89° 52' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK A OF ZIMMERMAN ADDITION, FOR A DISTANCE OF 321.61 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY LOOP 12 - NORTH WALTON WALKER BOULEVARD (VARIABLE WIDTH BOULEVARD), RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NO. 201000281759 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 0.4427 ACRE TRACT DESCRIBED AS PARCEL 10 AND CONVEYED TO STATE OF TEXAS BY DEED FOR RIGHT-OF-WAY WIDENING PURPOSES AS RECORDED IN INSTRUMENT NO. 201000281759 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY LOOP 12 - NORTH WALTON WALKER BOULEVARD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NO. 201000281759 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 4:

1. NORTH 22° 32' 49" EAST FOR A DISTANCE OF 134.52 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. NORTH 24° 30' 52" EAST FOR A DISTANCE OF 127.60 FEET TO A 5/8" IRON ROD SET FOR CORNER;
3. NORTH 29° 06' 11" EAST FOR A DISTANCE OF 148.83 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2941.79 FEET WITH A CENTRAL ANGLE OF 01° 24' 49" AND A CHORD BEARING NORTH 24° 16' 02" EAST AT A DISTANCE OF 72.57 FEET;
4. NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 72.58 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 0.4427 AC.-STATE OF TEXAS TRACT;

THENCE SOUTH 88° 45' 00" EAST DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY LOOP 12 - NORTH WALTON WALKER BOULEVARD FOR A DISTANCE OF 93.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 01° 01' 00" EAST FOR A DISTANCE OF 211.10 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID GRAUWLYER ROAD;

THENCE SOUTH 89° 56' 30" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID GRAUWLYER ROAD FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.4159 ACRES OF LAND, MORE OR LESS.

CERTIFICATION

TO: 1500 EAST AIRPORT FREEWAY, LLC; NISSAN MOTOR ACCEPTANCE CORPORATION, LEGACYTEXAS TITLE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (GF NO. 180944PC).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 7(a), 7(b), 8, 9, 10(a), 13, 14, 16, 17, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 26, 2018.

David Petree

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1980

STATE OF TEXAS
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0310J, MAP REVISED, AUGUST 23, 2001, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, 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.

SURVEYOR NOTES

1. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CURRENT EARTH MOVING WORK ON THE SUBJECT PROPERTY.
2. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ALTA/NSP'S LAND TITLE SURVEY

TRACT 1 - 2.4159 ACRES

LOT 1 - BLOCK A

ZIMMERMAN ADDITION

CITY OF IRVING, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING
A BLANKING CORPORATION
11018 MIDWAY ROAD
DALLAS, TEXAS 75220
PHONE (214) 358-4500
FAX (214) 358-4600

DATE: NOVEMBER 26, 2018
TIME: 11:30
DRPREF@BLUESKYSURVEYING.COM
TSPS REGISTRATION NO. 10107070

© Jay Cooley, Tracts 1 & 2, Walton Walker & Grauwyler

This is to certify that I have, this date, made an on the ground survey of the property located on 1520 N. Walton Walker in the City of Irving, Texas, described as follows:

Being that certain tract of land situated in the Jesse Moon Survey, Abstract No. 879, City of Irving, Tarrant County, Texas, and being more particularly described as follows: Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found for the Northeast corner of said Farbohr tract, same being in an easement created by deed recorded in Instrument Number 2007012896, Official Public Records, Dallas County, Texas, according to the plat thereof recorded in Volume 83343, Page 2011, Deed Records, Dallas County, Texas, same being in the southerly right-of-way line of Graulwyer Road (variable width right-of-way);

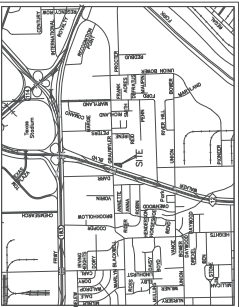
THENCE along the common line of said Farbohr tract and said Lot 1 as follows:
South 00 deg. 22 min. 45 sec. East, a distance of 211.10 feet to a PK nail found (disturbed) for the Southeast corner of said Farbohr tract, same being an internal corner of said Lot 1;

South 89 deg. 51 min. 15 sec. West, a distance of 93.96 feet to a 1/2 inch iron rod found (disturbed) for the Southwest corner of the herein described tract, same being the Southeast corner of said Farbohr tract, same being in an easement created by deed recorded in Instrument Number 20000145789, Official Public Records, Dallas County, Texas, same being in the southerly right-of-way line of Graulwyer Road (variable width right-of-way);

THENCE along said non-tangent curve to the left, through the interior of said Farbohr tract, and along the southerly right-of-way line of said Lot 1, through the interior of said Farbohr tract, and along the southerly right-of-way line of said Lot 1, to the Southeast corner of said Farbohr tract, same being in the southerly right-of-way line of Graulwyer Road (variable width right-of-way);

THENCE North 53 deg. 41 min. 25 sec. East, along the common line of said Farbohr tract and said Lot 1, a distance of 11.44 feet to the POINT OF BEGINNING OF BEGINNING and containing 11.44 square feet or 0.256 acre of compacted sand, more or less.

VICINITY MAP
N.T.S.



NOTES CORRESPONDING TO SCHEDULE 'B':

- a. Easement granted by M.M. Taylor and wife, Charlotte Taylor to Texas Power & Light Company, filed 07/03/7848, recorded in Volume 2001, Page 117, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- b. Easement granted by S.C. Varner to Texas Power & Light Company, filed 09/29/1925, recorded in Volume 1306, Page 145, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- c. Easement granted by Frank Schulz and Anna Schulz to Humble Pipe Line Company, filed 07/20/1946, recorded in Volume 2001, Page 474, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- d. Easement granted by B.C. Varner to Texas Power & Light Company, filed 09/07/1928, recorded in Volume 1483, Page 617, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- e. Easement granted by B.C. Varner to Texas Power & Light Company, filed 09/20/1928, recorded in Volume 1496, Page 228, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- f. Easement granted by Frank Schulz to Texas Power & Light Company, filed 09/07/1940, recorded in Volume 1356, Page 228, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- g. License Agreement between C.J.K. Property Investments, L.L.C. and Chevron U.S.A. Inc., filed 07/02/2003, recorded in Volume 2003001, Page 14874, Real Property Records, Dallas County, Texas, does affect and is blanketed in nature.
- h. Terms, provisions, and conditions of Affidavit Concerning 1520 North Walton Walker Buildings, filed 09/29/2010, recorded in ccf 201000162335, Real Property Records, Dallas County, Texas, does affect and is blanketed in nature.

NOTES:

- 1. RFP - from Road Found
- 2. Basis of Bearing - Based on the South line (South 89 deg. 51 min. 15 sec. West) of Parcel 59 Public Records, Dallas County, Texas used recorded in Instrument Number 20000145789, Official Public Records, Dallas County, Texas.
- 3. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
- 4. The instrument and/or plat thereon are subject to the provisions of the Flood Insurance Act from the controlling jurisdiction, who observable evidence of recent frame or slabwork construction or repairs, see no observable evidence of site use as a solid waste dump, swamp or sanitary landfill.
- 5. This survey was performed in connection with the transaction described in Commitment by First American Title Insurance Company, CF 1002-2007032-RTS, effective August 24, 2016 and issued on August 24, 2016, and the subject lot is located in Zone "X".
- 6. BEARING AND DISTANCE ARE NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. ACCESS TO AND FROM DEDICATED PUBLIC RIGHT-OF-WAY known as N. Walton Walker (Loop 12) (variable width right-of-way), as shown, maintained by the State of Texas.
- 7. This boundary forms a mathematical closed figure, with no gaps, areas, or overlaps.
- 8. This is an above-ground survey. The underground utilities, if shown, are based on information furnished by the owner and are not considered approximate.
- 9. There may be additional underground utilities not shown on this drawing.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property does not appear to be in a Special Flood Hazard Area. This Flood Statement does not imply that the Community Panel No. 481302010J subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that occasional, 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.

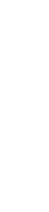
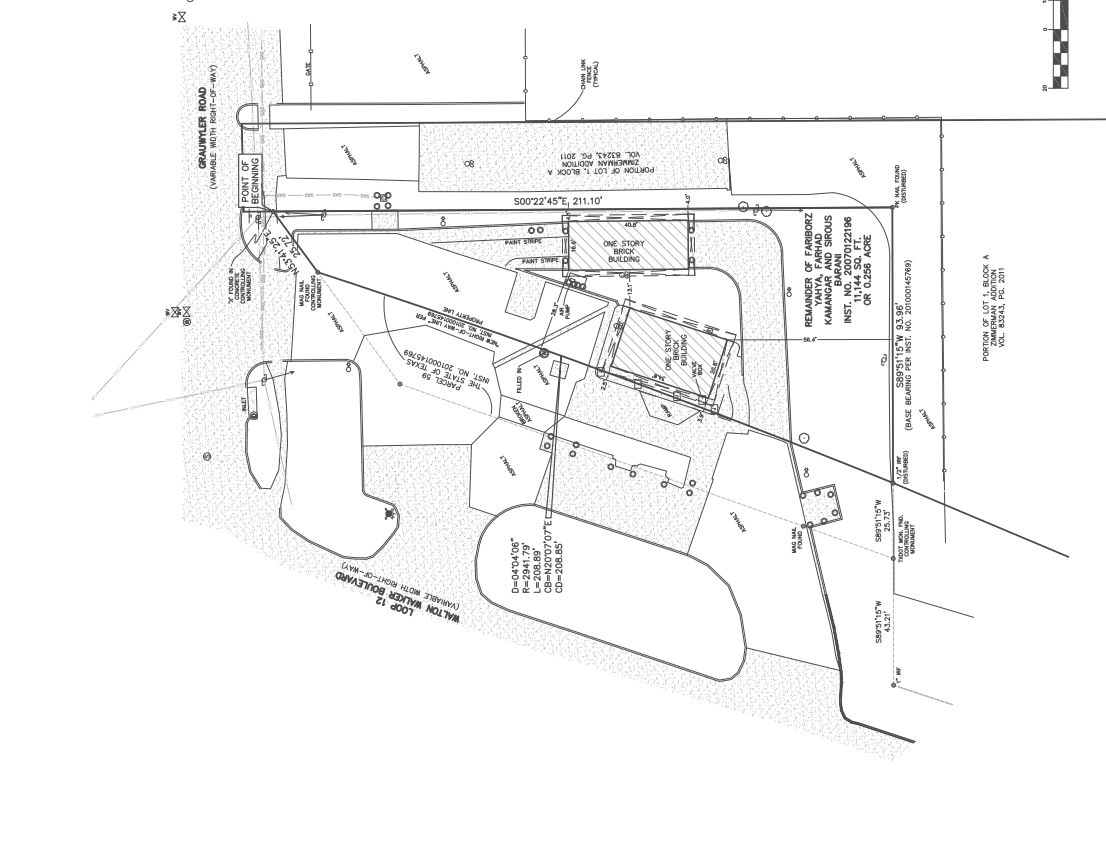
To: Republic Title of Texas, Inc., First American Title Insurance Company, and Zebra Mahabadi
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective August 1, 2016, as set forth in the National Standard Detail Requirements for ALTA, S. 9, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/8/2016.
Date of Plat or Map: 8/8/2016

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
9/16/2016

Travis H. B. Nix
Registered Professional Land Surveyor No. 6172

APP. NO. 14-0688	DATE 8/7/2016	FILED DATE 8/8/2016
SCALE: 1" = 20'	FIELD: 1/4" = 40'	DRAWN: J.B.H.
RECORDED: 044	INDEXED: 044	FILED NO. 100393-03

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
RESIDENTIAL SURVEYING
GRAULWYER TRACT 2001
817-461-1800 (O)
817-461-1800 (F)
travis@peisersurveying.com



NO.	DATE	REVISION
1.		
2.		
3.		

ALTA/NSPS LAND TITLE SURVEY
1520 N. WALTON WALKER
IRVING, TEXAS 75061

Errors in copies of client's representations will be deemed to be errors in this survey and the surveyor is not responsible for such errors. The surveyor is not responsible for errors in the original data provided to the surveyor. The surveyor is not responsible for errors in the original data provided to the surveyor. The surveyor is not responsible for errors in the original data provided to the surveyor.

LEGEND	DESCRIPTION
⊗	GAS METER
⊕	FIRE HYDRANT
⊕	FUEL PUMP
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE MANHOLE - X
⊕	TRANSFORMER PAD
⊕	ELECTRIC METER
⊕	ELECTRIC METER
⊕	STORM DRAIN MANHOLE
⊕	WATER MANHOLE
⊕	POLE
⊕	TYPICAL FENCE
⊕	BOLLARD
⊕	COVERED AREA
⊕	COVERED AREA
⊕	A/C PAD