

FOR SALE OR GROUND LEASE

Approximately **11,144 SF**

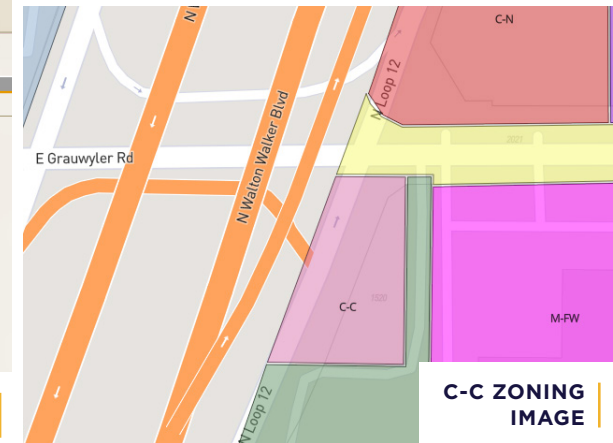
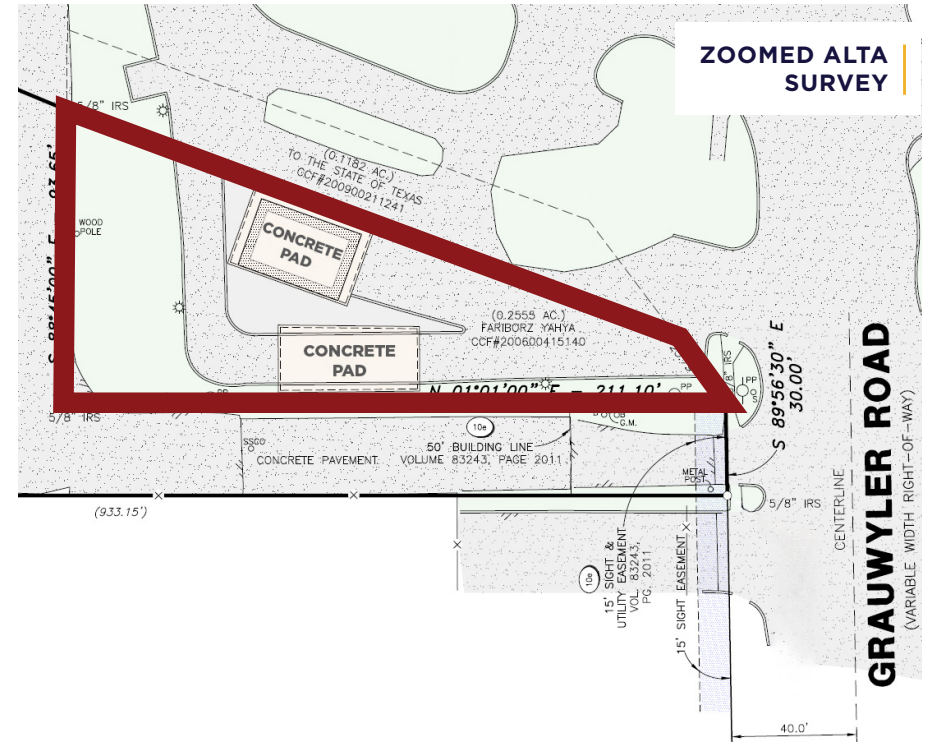
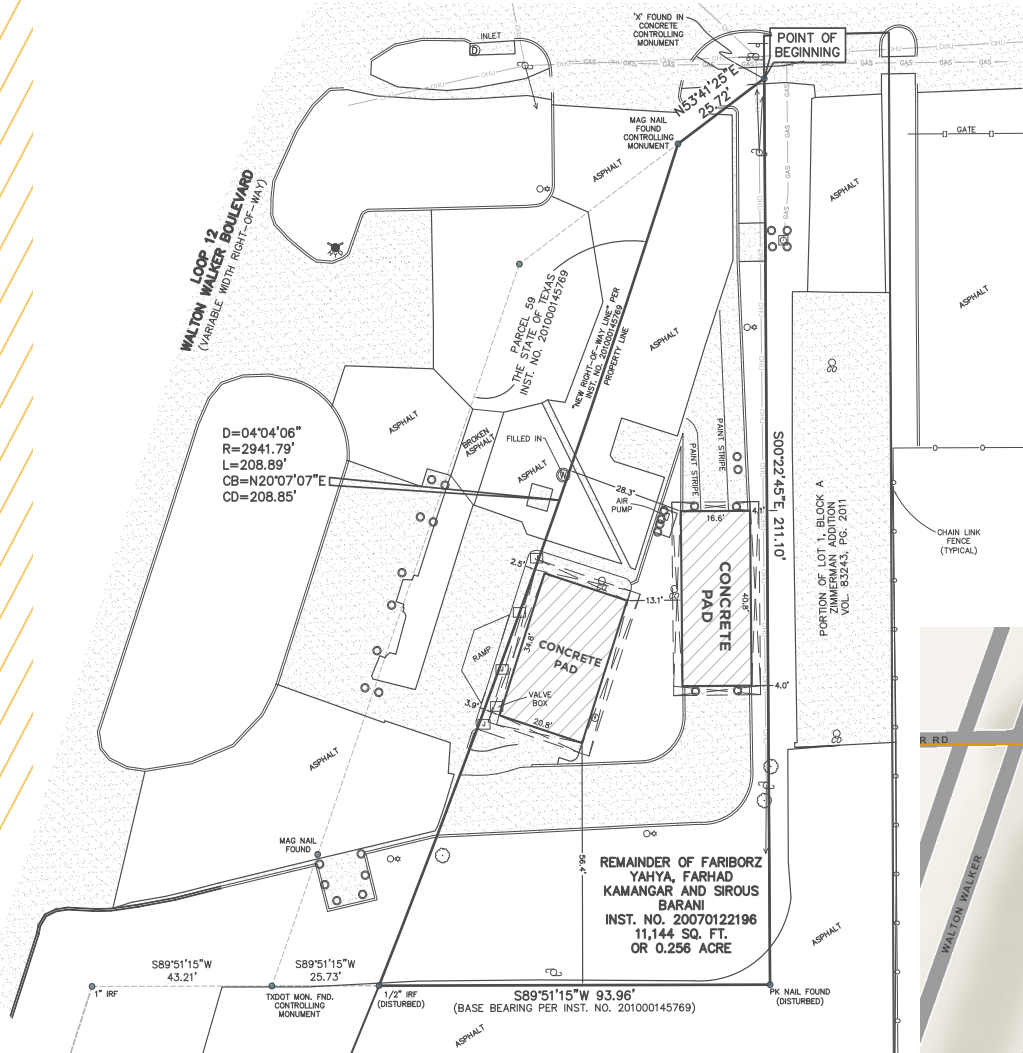


1520 N LOOP 12 | IRVING, TX 75061

SOUTHEAST CORNER OF LOOP 12 NORTH AND GRAUWYLER ROAD

COMMUNITY COMMERCIAL (CC) ZONING

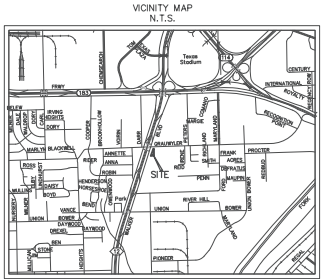
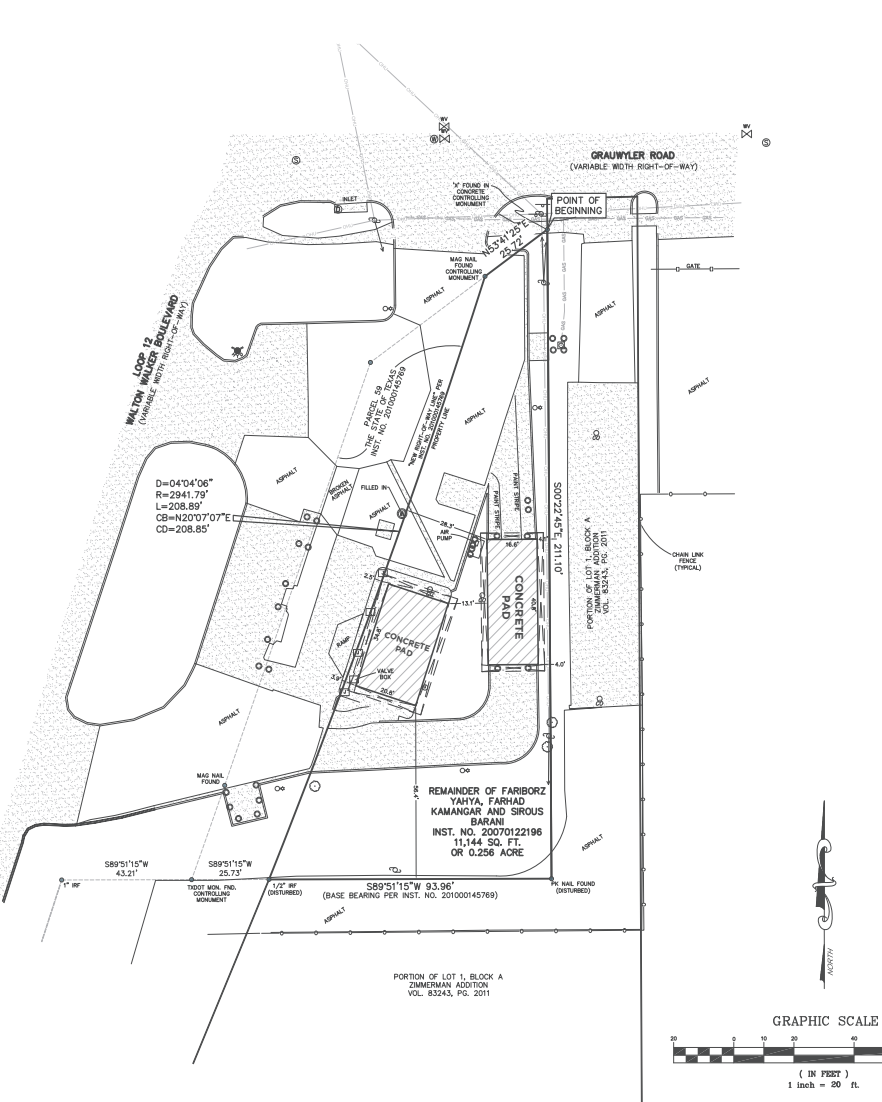




**TAX
SITE PLAN**

**C-C ZONING
IMAGE**

1520 N LOOP 12



NOTES CORRESPONDING TO SCHEDULE 'B':

- e. Easement granted by W.M. Taylor and wife, Charlotte Taylor to Texas Power & Light Company, filed 07/03/1948, recorded in Volume 3001, Page 117, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- f. Easement granted by B.C. Varner to Texas Power & Light Company, filed 05/30/1925, recorded in Volume 1208, Page 163, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- g. Easement granted by Frank Schulz and Anna Schulz to Humble Pipe Line Company, filed 07/20/1946, recorded in Volume 2701, Page 85, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- h. Easement granted by B.C. Varner to Texas Power & Light Company, filed 06/01/1928, recorded in Volume 1483, Page 617, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- i. Easement granted by B.C. Varner to Texas Power & Light Company, filed 09/30/1929, recorded in Volume 1591, Page 74, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- j. Easement granted by Frank Schulz to Texas Power & Light Company, filed 08/10/1950, recorded in Volume 3356, Page 228, Real Property Records, Dallas County, Texas, may or may not affect, cannot be located as written.
- k. License Agreement between CLK Property Investments, L.L.C., and Chevron U.S.A., Inc., filed 01/02/2003, recorded in Volume 2003001, Page 14873, Real Property Records, Dallas County, Texas, does affect and is blanket in nature.
- l. Terms, provisions, and conditions of Affidavit Concerning 1520 North Watson Walker Boulevard, filed 06/29/2010, recorded in cc# 201000162535, Real Property Records, Dallas County, Texas, does affect and is blanket in nature.

This is to certify that I have, this date, made an on the ground survey of the property located on 1520 N. Watson 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, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Fariborz Yahya, Farhad Kamangar and Siros Barani, by deed recorded in Instrument Number 20070122196, 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 Fariborz tract, same being in an easterly line of Lot 1, Block A, Zimmerman Addition, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 83243, Page 2011, Deed Records, Dallas County, Texas, some being in the southerly right-of-way line of Grauwlyer Road (variable width right-of-way);

THENCE along the common line of said Fariborz 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 Fariborz 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 that certain tract of land conveyed as "Parcel 59" to The State of Texas, by deed recorded in Instrument Number 201000145769, Official Public Records, Dallas County, Texas, some being in the easterly right-of-way line of Watson Walker Boulevard (Loop 12) (variable width right-of-way), some being the beginning of a non-tangent curve to the left, having a radius of 2941.79 feet and a central angle of 04 deg. 04 min. 06 sec.;

THENCE along said non-tangent curve to the left, through the interior of said Fariborz tract, and along the easterly right-of-way line of said Watson Walker Boulevard, an arc distance of 208.89 feet and a chord bearing and distance of North 20 deg. 07 min. 07 sec. East, 208.85 feet to a mag na found for the Northwest corner of the herein described tract, same being in the northerly line of said Fariborz tract, same being the Northeast corner of said Parcel 59, same being the south end of a corner clip at the intersection of the East right-of-way line of said Watson Walker Boulevard with th South right-of-way line of aforesaid Grauwlyer Road;

THENCE North 53 deg. 41 min. 25 sec. East, along the common line of said Fariborz tract and said corner clip, a distance of 25.72 feet to the POINT OF BEGINNING and containing 11,144 square feet or 0.256 acre of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (South 89 deg. 51 min. 15 sec. West) of Parcel 59 conveyed to The State of Texas, by deed recorded in Instrument Number 201000145769, Official Public Records, Dallas County, Texas.
3. There are no observable evidence of cemeteries on site.
4. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by First American Title Insurance Company, OF 1002-200752-RTT, effective August 24, 2016 and issued on September 16, 2016. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has direct access to and from dedicated Public right-of-way known as N. Watson Walker (Loop 12) (variable width right-of-way), as shown, maintained by the State of Texas.
9. This boundary forms a mathematical closed figure, with no gaps, gaps, or overlaps.
10. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. 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 lie within a Special Flood Hazard Area (100 Year Flood), Map date 8/23/2001 Community Panel No. 4811300310J 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 the property and/or structures 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.

To: Republic Title of Texas, Inc., First American Title Insurance Company, and Zahra Makhani:

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, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 8, 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: 9/___/2016

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
9/19/2016

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

FOR MORE INFORMATION, PLEASE CONTACT:

JAY R. LUCAS, CCIM
+1 972 754 2246
jay.lucas@cushwake.com

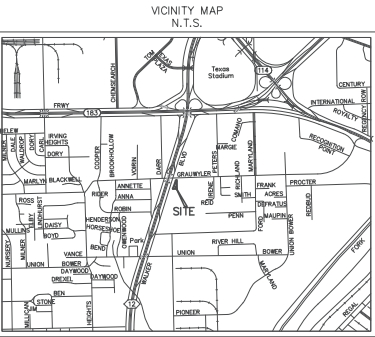


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1520 N LOOP 12

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Date of Plat or Map: 9/___/2016

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
9/19/2016

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

FOR MORE INFORMATION, PLEASE CONTACT:

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+1 972 754 2246
jay.lucas@cushwake.com

