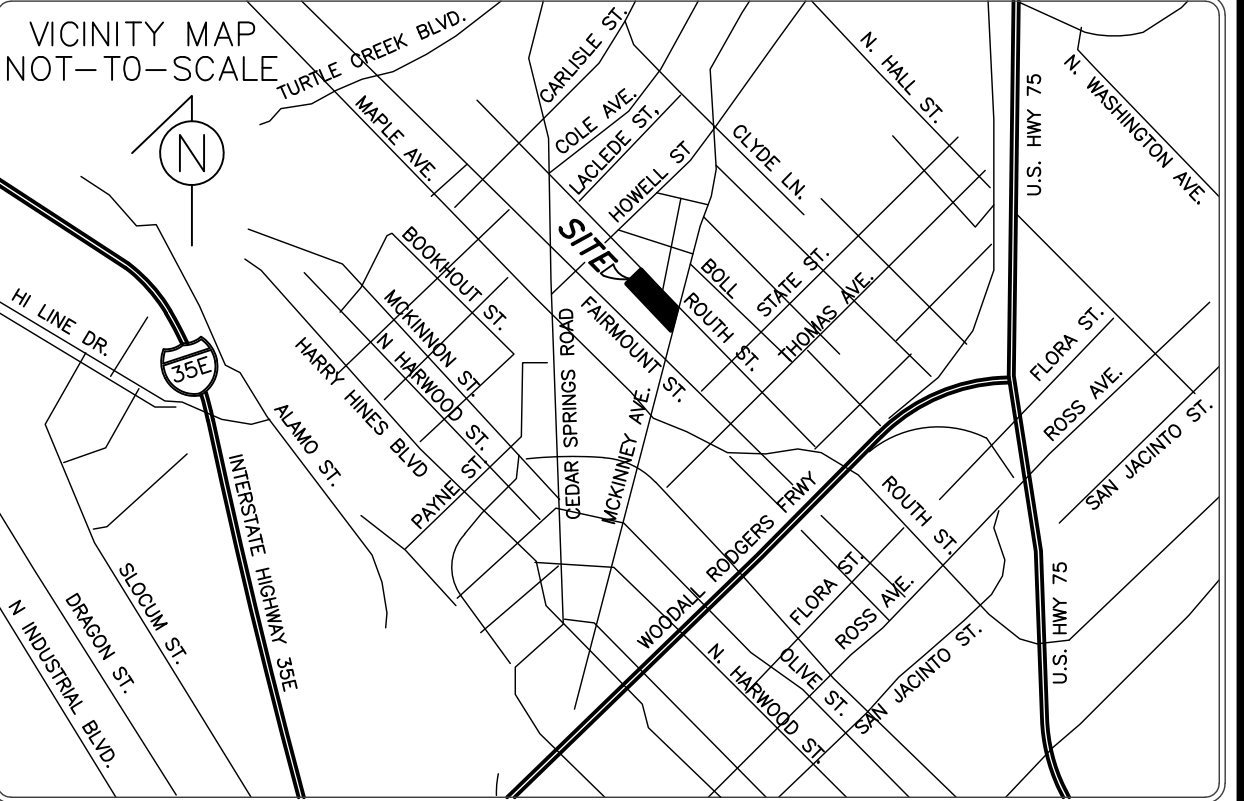


~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 62°49'36" W	23.88'
L2	S 41°04'30" E	23.33'

- LEGEND
- F.H. FIRE HYDRANT
 - C.H. CHISELED "X" SET
 - IRF IRON ROD FOUND (SIZE AS NOTED)
 - ORF OVERHEAD UTILITY POLE W/ GUY
 - PP SANITARY SEWER MANHOLE
 - SSMH STORM SEWER MANHOLE
 - WMH WATER MANHOLE
 - CO SAN. SWR. CLEAN OUT
 - GV GAS VALVE
 - WV WATER VALVE
 - WM WATER METER
 - B BOLLARD
 - SP SIGNAL POLE
 - SB SIGNAL BOX
 - SV SIGNAL VAULT
 - EB ELECTRIC BOX
 - EV STREET SIGN
 - CS CABLE MARKER
 - CB CABLE BOX
 - SI SIGN
 - AS AUTO SPRINKLER
 - TF TRANSFORMER PAD
 - LP LIGHT POLE
 - TN TITLE NOTE REFERENCE
 - PC PARKING COUNT
 - T TREE



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. 48113C0345J, 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.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 8, 9 AND 13 OF TABLE A THEREOF.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

ALTA/NSPS LAND TITLE SURVEY

1.2825 ACRES OF LAND

BLOCK 2/954

JOHN GRIGSBY SURVEY, ABST. NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 1 OF 2

DATE: OCTOBER 28, 2021
SCALE: 1"= 15'

DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.

BEGINNING AT AN "X" CUT IN A CONCRETE SIDEWALK FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ROUTH STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF MCKINNEY AVENUE, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID 0.603 ACRE PARCEL (TRACT 1) CONVEYED TO OR ASSET HOLDINGS, L.P. TRACT;

THENCE NORTH 59° 05' 47" WEST DEPARTING THE WESTERLY
RIGHT-OF-WAY LINE OF SAID MCKINNEY AVENUE AND ALONG THE SOUTH
LINE OF SAID 0.603 ACRE PARCEL (TRACT I) CONVEYED TO OR ASSET
HOLDINGS, L.P., AND THE NORTH LINE OF SAID LOT 1, IN BLOCK 2/954
OF CHATEAU PLAZA ADDITION FOR A DISTANCE OF 184.47 FEET TO AN "X"
SET IN CONCRETE FOR CORNER IN THE SOUTHEASTERLY LINE OF
AFORSAID ALLEY;

THENCE NORTH 46°33' 38" WEST ALONG THE SOUTHWESTERLY LINE OF AFORSAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P. AND ALONG THE NORTHEASTERLY LINE OF A 20' ALLEY, AND PASSING AT A DISTANCE OF 76.20 FEET THE COMMON CORNER OF AFORSAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P. AND AFORSAID 0.3425 ACRE VILLANUEVA TRACT, AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID 20' ALLEY AND ALONG THE SOUTHWESTERLY LINE OF AFORSAID 0.3425 ACRE VILLANUEVA TRACT, FOR A TOTAL DISTANCE OF 176.20 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWESTERLY CORNER OF AFORSAID 0.3425 ACRE VILLANUEVA TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN W. DAYTON AND ARLENE J. DAYTON BY DEED RECORDED UNDER INSTRUMENT NUMBER 201300238726 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 46°34' 28" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID ROUTH STREET AND THE NORTHEASTERLY LINE OF SAID JOHN W. DAYTON AND ARLENE J. DAYTON TRACT (TRACT I) 7.5 ACRES TO THE COMMON CORNER OF SAID JOHN W. DAYTON AND ARLENE J. DAYTON TRACT AND AFORESAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P. AND CONTINUING ALONG THE NORTHEASTERLY LINE OF AFORESAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P., FOR A TOTAL DISTANCE OF 119.79 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 44° 58' 24" EAST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID ROUTH STREET AND THE NORTHEASTERLY LINE OF AFORESAID 0.603 ACRE PARCEL (TRACT I) CONVEYED TO OR ASSET HOLDINGS, L.P., FOR A DISTANCE OF 164.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2825 ACRES OF LAND, MORE OR LESS.

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (GF NO. [REDACTED] EFFECTIVE DATE OF [REDACTED] AND ISSUED DATE OF [REDACTED] THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

10(H). TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN ORDINANCE 4080, EXECUTED BY THE CITY OF DALLAS, DATED JULY 8, 1947, FILED AUGUST 25, 1997, RECORDED IN VOLUME 97165, PAGE 4580 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. (TRACTS 1, 2 AND 3)

10(J). TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN
PACKED/REMOTE PARKING AGREEMENT, EXECUTED BY O.R. ASSET HOLDINGS
L.P., DATED MAY 28, 2014, FILED JULY 2, 2014, RECORDED IN INSTRUMENT
NO. 201400164963 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS.
(TRACTS 1, 2 AND 4)

10(L). TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN
PACKED/REMOTE PARKING AGREEMENT, EXECUTED BY AND BETWEEN O.R.
ASSET HOLDINGS L.P., DATED MAY 28, 2014, FILED JULY 2, 2014,
RECORDED IN INSTRUMENT NO. 201400164965 OF THE OFFICIAL RECORDS
OF DALLAS COUNTY, TEXAS. (TRACTS 1, 2 AND 4)

10(M). WASTEWATER EASEMENT AND INCIDENTAL RIGHTS THERETO, DATED MAY 2, 2019, FILED MAY 7, 2019, RECORDED IN INSTRUMENT NO. 201900115743 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. (TRACTS 1, 2 AND 3) SURVEYORS NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

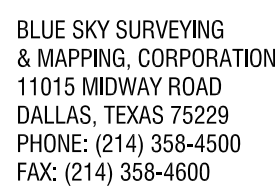
NEIGHBORHOOD MAP
NOT-TO-SCALE

Map showing the vicinity of the proposed site, including streets such as Maple Ave, Broadway St, and U.S. Hwy 75. The proposed site is marked with a black rectangle and labeled "SITE".

1.2825 ACRES OF LAND

BLOCK 2/954

CITY OF DALLAS, DALLAS COUNTY, TEXAS



SHEET 2 OF 2
DATE: OCTOBER 28, 2021
SCALE: 1" = 15'

DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 8, 9 AND 13 OF TABLE A THEREOF.

PRELIMINARY / FOR REVIEW

DAVID PETREE
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LAND SURVEYOR NO. 1890