



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 PROPERTY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SURVEY, JOHN GRISBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF BLOCK 2/954 OF MAHON'S HOMESTEAD SUBDIVISION AS RECORDED IN VOLUME 90, PAGE 610 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.603 ACRE TRACT OF LAND KNOWN AS TRACT I AND ALL OF THAT CERTAIN 0.2510 ACRE TRACT OF LAND KNOWN AS TRACT II, SAID TRACTS I AND II CONVEYED TO OR ASSET HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP, BY DEED AS RECORDED UNDER DOCUMENT NUMBER 201000127406 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.3425 ACRE TRACT OF LAND CONVEYED TO MARIA VILLANUEVA AND MARCELLO VILLANUEVA BY DEED AS RECORDED IN VOLUME 98225, PAGE 5214 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PORTION OF AN ALLEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

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 SOUTH 13° 40' 33" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCKINNEY AVENUE AND THE EASTERLY LINE OF SAID 0.603 ACRE PARCEL (TRACT 1) CONVEYED TO OR ASSET HOLDINGS, L.P., FOR A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 0.603 ACRE PARCEL (TRACT 1) CONVEYED TO OR ASSET HOLDINGS, L.P., SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1, IN BLOCK 2/954 OF CHATEAU PLAZA, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85012, PAGE 3579 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

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 1) 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 AFORESAID ALLEY;

THENCE NORTH 62° 49' 36" WEST LEAVING THE WESTERLY LINE OF SAID 0.603 ACRE PARCEL (TRACT 1) CONVEYED TO OR ASSET HOLDINGS, L.P., AND ACROSS SAID ALLEY FOR A DISTANCE OF 38.88 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHERLY CORNER OF AFORESAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P.;

THENCE NORTH 46° 33' 38" WEST ALONG THE SOUTHWESTERLY LINE OF AFORESAID 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 AFORESAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P. AND AFORESAID 0.3425 ACRE VILLANUEVA TRACT, AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID 20' ALLEY AND ALONG THE SOUTHWESTERLY LINE OF AFORESAID 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 AFORESAID 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 NORTH 44° 02' 54" EAST LEAVING THE NORTHEASTERLY LINE OF SAID 20' ALLEY AND ALONG THE NORTHWESTERLY LINE OF AFORESAID 0.3425 ACRE VILLANUEVA TRACT AND THE SOUTHEASTERLY LINE OF SAID JOHN W. DAYTON AND ARLENE J. DAYTON TRACT FOR A DISTANCE OF 175.04 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID ROUTH STREET, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF AFORESAID 0.3425 ACRE VILLANUEVA TRACT AND THE MOST EASTERNLY NORTHEAST CORNER OF SAID JOHN W. DAYTON AND ARLENE J. DAYTON TRACT;

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, AND PASSING AT A DISTANCE OF 70.00 FEET 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 41° 04' 30" EAST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID ROUTH STREET AND THE NORTHEASTERLY LINE OF AFORESAID 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P., FOR A DISTANCE OF 23.33 FEET TO A 1/2" IRON ROD FOUND FOR THE COMMON CORNER OF AFORESAID 0.603 ACRE PARCEL (TRACT 1) AND 0.2510 ACRE PARCEL (TRACT II) CONVEYED TO OR ASSET HOLDINGS, L.P.;

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 1) 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.

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (OF 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(G), 6 FOOT SANITARY SEWER LATERAL LINE EASEMENT AND INCIDENTAL RIGHTS THERETO, DATED JANUARY 14, 1980, FILED MARCH 21, 1980, RECORDED IN VOLUME 80058, PAGE 1044 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. (TRACT 1 AND 3)

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(I), TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN PACKED/REMOTE PARKING AGREEMENT, EXECUTED BY MCKINNEY AVENUE HOLDINGS, LTD. A TEXAS LIMITED PARTNERSHIP, DATED MAY 11, 2005, FILED JUNE 29, 2005, RECORDED IN VOLUME 2005126, PAGE 8158 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS; AS AFFECTED BY THAT CERTAIN AMENDMENT OF PARKING AGREEMENT EXECUTED BY AND BETWEEN MCKINNEY AVENUE HOLDINGS, LTD. AND OR ASSET HOLDINGS, LP, DATED MAY 11, 2005, FILED MARCH 9, 2011, RECORDED IN INSTRUMENT NO. 201100061924 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(K), 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. 201400164964 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)

