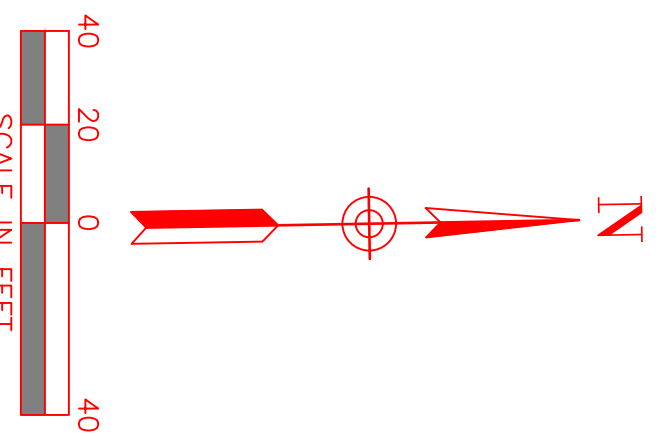




VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000138596.

LEGEND	
—	BOUNDARY LINE
—	ADJACENT BOUNDARY LINE
—	EASEMENT LINE (AS NOTED)
—	WATER LINE
—	WATER LINE
—	SANITARY SEWER LINE
—	SANITARY DRAIN LINE (AS NOTED)
—	OVERHEAD ELECTRIC LINE
—	WOOD FENCE
—	CHAIN LINK FENCE
—	5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "TRAVERSE LS"
—	FOUND IRON ROD (AS NOTED)
—	"x" CUT FOUND
—	"x" CUT SET
—	WATER VAULT
—	GRID VAULT
—	FIRE HYDRANT
—	WATER VALVE
—	IRRIGATION CONTROL VALVE
—	SANITARY SEWER MAN HOLE
—	SEWER CLEAN OUT
—	VAULT
—	TRANSFORMER
—	ELECTRIC VAULT
—	ELECTRIC METER
—	ELECTRIC BOX
—	CABLE VAULT
—	TELEPHONE JUNCTION BOX
—	TRAFFIC SIGNAL LIGHT
—	STOP MAN HOLE
—	STOP MAN HOLE
—	LIGHT POLE
—	POWER POLE
—	GAS METER
—	AIR CONDITIONER UNIT
—	BENCH MARK
—	CONTROL MONUMENT
—	OFFICIAL PUBLIC RECORDS
—	OFFICIAL COUNTY RECORDS
—	D.R.D.C.T. DALLAS COUNTY, TEXAS

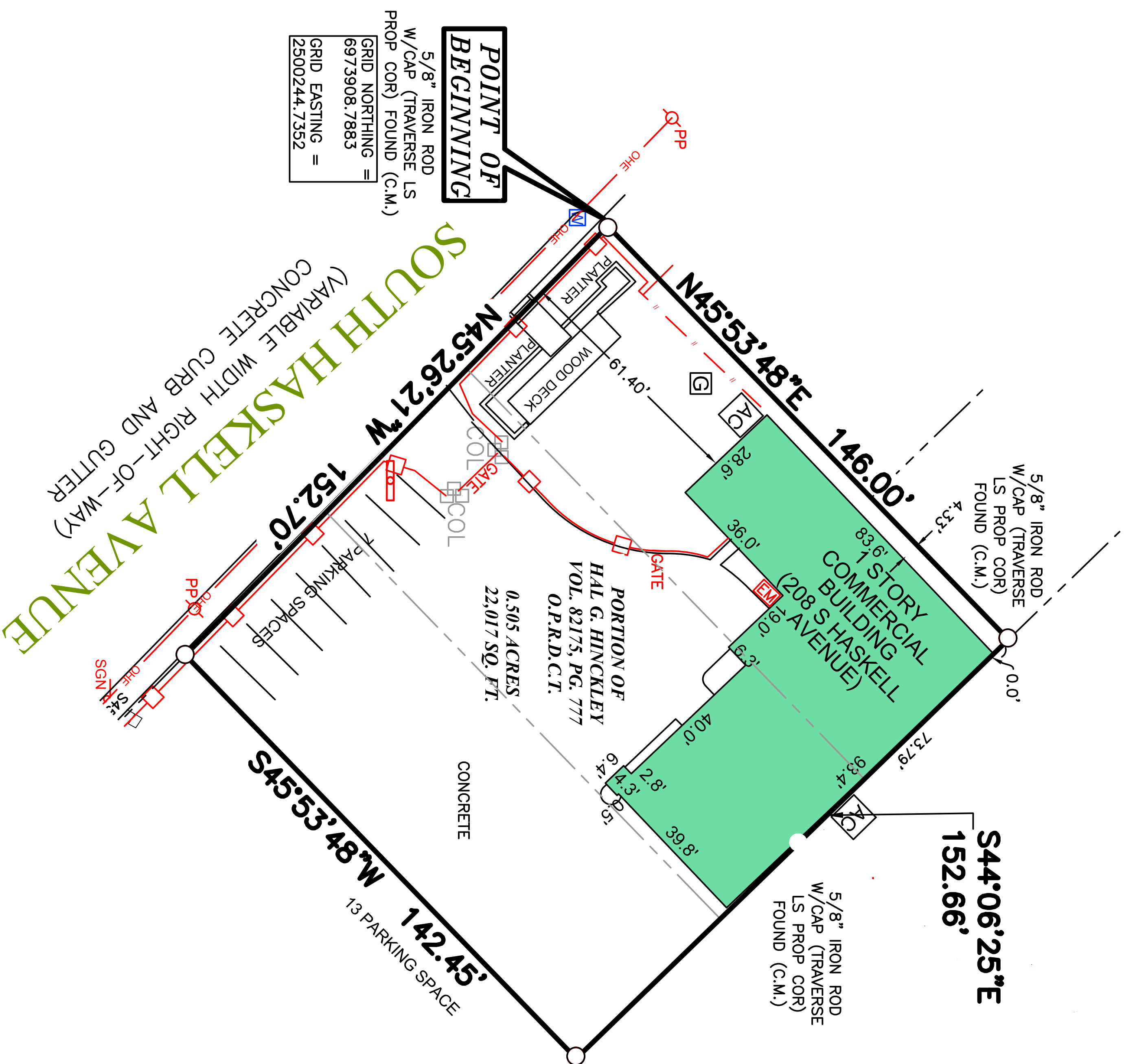
PARKING TABLE	
REGULAR SPACES	7
HANDICAP SPACES	0
TOTAL SPACES	7

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48113C03451, dated August 23, 2001. The subject property is located in the area designated as Zone 'X', (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.



LAND DESCRIPTION

BEING a 0.505 acre tract of land in the John Grigsby League Survey, Abstract Number 495, in the City of Dallas, Texas, as shown on the plat of said survey, recorded in Volume 82175, Page 777, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" found for corner in the most westerly corner of said subject tract, from said point, bearing S45°53'48" W, a distance of 142.45 feet to a point for corner in the most westerly corner of said subject tract, some being an interior corner of said remainder of Hall G. Hickey;

THENCE South 44 degrees 08 minutes 25 seconds East, along the most northeasterly line of said subject tract, a distance of 152.66 feet to a point for corner in the most easterly corner of said subject tract, some being an interior corner of said remainder of Hall G. Hickey;

THENCE South 45 degrees 53 minutes 48 seconds West, along the most southeasterly line of said subject tract, a distance of 146.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" found for corner in the most easterly corner of said subject tract, from said point, bearing N45°53'48" E, a distance of 146.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" found for corner in the most northeasterly corner of said subject tract, from said point, bearing S45°53'48" W, a distance of 152.70 feet to a point for corner in the most easterly corner of said subject tract, also being a point in the most southeasterly line of East Side Warehouse L.L.C., recorded in Instrument Number 202100034606, Official Public Records Dallas County, Texas;

THENCE North 45 degrees 28 minutes 21 seconds West, along the most southeasterly line of said subject tract, a distance of 152.70 feet to the POINT OF BEGINNING, said containing 0.505 acres (22,017 sq. ft.) of land, more or less.

NO.	DATE	DESCRIPTION	BY

EXHIBIT
0.505 ACRES
JOHN GRIGSBY LEAGUE SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TRaverse
LAND SURVEYING LLC

14200 Midway Road, Suite 130, Dallas, TX 75224-1177, 469.794.9321
www.traverselandsurveying.com | Texas Firm No. 101948371

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JCN	DM	04-01-2026	1" = 40'	TR-51-2023	1