

**MSD SURVEY FIELD NOTES DESCRIBING A 167,674 SQUARE FOOT (3.849 ACRE)
TRACT IN CITY BLOCKS 1/949 AND 949**
City of Dallas, Dallas County, Texas

BEING, a 167,674 square foot (3.849 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in Block 949, Official Block Number of the City of Dallas, Texas; said tract being all of Lot 1A, Block 1/949, The James P. Leake Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94089, Page 4668 in the Deed Records of Dallas County, Texas; all of that certain tract of land described in Special Warranty Deed to 2401 MCKINNEY, LLC. recorded in Instrument No. 202000228036, in the Official Records of Dallas County, Texas; all of those certain tracts of land described as Tract 1 (called: 0.7713 acre) and Tract 2 (called: 0.3245 acre), in Block 949, in Exhibit "A" in Special Warranty Deed with Vendor's Lien to MURPHY PLAZA, LLC recorded in Instrument No. 201100235322 in the Official Public Records of Dallas County, Texas; and a portion of the rights-of-way of Fairmount Street (a 50-foot wide right-of-way, Ordinance Book 1-A, Page 131, in said Deed Records), McKinney Avenue (a 60-foot wide right-of-way, in said Ordinance Book 1-A, Page 131) and Maple Avenue (a 70-foot wide right-of-way, in said Ordinance Book 1-A, Page 131); said 3.849 acre tract being more particularly described as follows Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the TxDOT Dallas County combination factor of 1.000136506.):

BEGINNING, at a 3.25-inch aluminum disk stamped "PACHECO KOCH MM" set for corner in the northeast line of said Maple Avenue; said point being the westernmost corner of said Lot 1A, Block 1/949, The James P. Leake Addition; the southernmost corner of Lot 7, Block 949, North Dallas Improvement Co., an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 258, in said Deed Records and the southernmost corner of that certain tract of land described in Special Warranty Deed to PASHA & SINA, INC. recorded in Instrument No. 201100192788, in said Official Public Records; from said point a 5/8-inch iron rod with "STANTEC" cap found bears: North 27 degrees, 14 minutes, 51 seconds West, 0.46 feet and a 5/8-inch iron rod with yellow cap found bears: South 48 degrees, 25 minutes, 29 seconds West, a distance of 0.20 feet;

THENCE, North 44 degrees, 30 minutes, 52 seconds East, departing the said northeast line of Maple Avenue and along the southeast line of said Lot 7, same being the southeast line of said Pasha & Sina tract, at a distance of 96.36 feet passing the easternmost corner of said Lot 7, then continuing along the said southeast line of the Pasha & Sina tract, in all a total distance of 179.86 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH MM" set for corner; said point being the easternmost corner of said Pasha & Sina tract;

THENCE, North 45 degrees, 51 minutes, 08 seconds West, along the northeast line of said Pasha & Sina tract, at a distance of 50.00 feet passing the northernmost corner of said Pasha & Sina tract and the easternmost corner of that certain tract of land described in Special Warranty Deed to Pasha & Sina, Inc. recorded in Instrument No. 201300140731, in said Official Public Records, then continuing along the northeast line of the second referenced Pasha & Sina tract, in all a total distance of 138.90 feet to a 5/8-inch iron rod found (Controlling Monument) for corner; said point being the southernmost corner of that certain tract of land described in General Warranty Deed with Vendor's Lien to LWO Real Estate, II, LLC recorded in Instrument No. 201400236824, in said Official Public Records;

THENCE, North 44 degrees, 08 minutes, 52 seconds East, along the southeast line of said LWO Real Estate tract, at a distance of 144.55 feet passing a "+" cut in concrete found (Controlling Monument) in the southwest line of said Fairmount Street at the easternmost corner of said LWO Real Estate tract, then continuing into, over and across the said right-of-way of Fairmount Street, in all a total distance of 194.55 feet to a point for corner in the northeast right-of-way line of said Fairmount Street;

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THENCE, South 45 degrees, 51 minutes, 08 seconds East, along the said northeast line of Fairmount Street, and the projected, northeast line of said Fairmount Street, a distance of 330.45 feet to a point for corner in the east right-of-way line of said McKinney Avenue; said point being at the intersection of the said projected northeast line of Fairmount Street and the said east line of McKinney Avenue;

THENCE, departing the said projected northeast line of Fairmount Street and along the said east line of McKinney Avenue and the projected east line of McKinney Avenue, the following two (2) calls:

South 14 degrees, 48 minutes, 49 seconds West, a distance of 189.34 feet to a point for corner at an angle point

South 14 degrees, 36 minutes, 22 seconds West, a distance of 319.38 feet to a point for corner; said point being at the intersection of the said east line of McKinney Avenue and the projected southwest right-of-way line of said Maple Avenue;

THENCE, North 46 degrees, 02 minutes, 38 seconds West, departing the said east line of McKinney Avenue and along the said projected southwest line and the southwest line of said Maple Avenue, a distance of 442.70 feet to a point for corner;

THENCE, North 43 degrees, 57 minutes, 22 seconds East, departing the said southwest line of Maple Avenue and into, over and across said right-of-way of Maple Avenue, a distance of 70.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 167,674 square feet or 3.849 acres of land, more or less.



Michael C. Clover Date 04/05/2022
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



2667-19.394EX-6_MSD tract.docx
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PROPERTY INFORMATION		
PROPERTY INDICATOR	ENTITY	SOURCE
A	LWO REAL ESTATE II, LLC (INST. NO. 201400236824)	O.P.R.D.C.T.
B	BLL, L.P. (VOL. 2005046, PG. 7317)	O.P.R.D.C.T.
C	PASHA AND SINA, INC. (INST. NO. 201300140731)	O.P.R.D.C.T.
D	PASHA AND SINA, INC. (INST. NO. 201100192788)	O.P.R.D.C.T.

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Michael C. Clover
 Michael C. Clover
 Registered Professional
 Land Surveyor No. 5225

Date
 04/05/2022



NOTE:

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.



7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY MCC	CHECKED BY MCC	SCALE NONE	DATE APRIL 2022	JOB NUMBER 2667-19.394
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