

BOA
PLANS APPROVED
SUBJECT TO
BOARD ACTION

07/15/2025

DATE

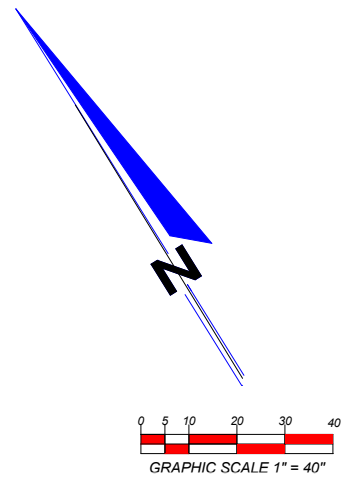
Bryant Thompson
 ADMINISTRATOR

APPROVED
 By Bryant Thompson at 10:49 am, Jul 16, 2025

1201 Oak Lawn Avenue
 Parking Spaces

Parking Counts
 69 Regular Spaces
 4 Handicap Spaces
 73 Total Parking Spaces

ALTA/NSPS LAND TITLE SURVEY



Approximate location of 96" Storm Sewer line,
per Dallas Dept. of Public Works,
Drawing No. 3199, File 421Q,
dated 10-78. Entitled "PROPOSED
STORM SEWER"
Provided to surveyor by Thompson & Knight LLP

VICINITY MAP



PROPERTY DESCRIPTION:

BEING a part of Lot 1 in Block 277889 of Installment No. 7 of Trinity Industrial District, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 16, Page 125, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete walk at the intersection of the northeasterly line of Irving Boulevard (130 feet wide) with the northwesterly line of Oak Lawn Avenue (80 feet wide), same being the most southerly corner of said Lot 1;

THENCE North 58 degrees 29 minutes 20 seconds West along the northeasterly line of Irving Boulevard, a distance of 205.00 feet to a 1/2 inch iron rod found for corner, same being the most southerly corner of that certain tract of land conveyed to John H. Orr, Jr. by Deed recorded in Volume 94240, Page 614, Deed Records, Dallas County, Texas;

THENCE North 31 degrees 29 minutes 20 seconds East passing through Lot 1 and parallel with the northwesterly line of Oak Lawn Avenue, and along the southeasterly line of said Orr tract, a distance of 446.46 feet to a "PK" nail found in the southwesterly line of Market Center Boulevard (100 feet wide);

THENCE South 25 degrees 42 minutes 40 seconds East along the southwesterly line of Market Center Boulevard, a distance of 243.88 feet to a 5/8 inch iron rod found at the intersection of the southwesterly line of Market Center Boulevard with the northwesterly line of Oak Lawn Avenue, same being the most easterly corner of Lot 1;

THENCE South 31 degrees 29 minutes 20 seconds West along the northwesterly line of Oak Lawn Avenue, a distance of 314.42 feet to the PLACE OF BEGINNING and containing 77,990 square feet or 1.7904 acres of land, more or less.

Zoning information furnished by:
THE PLANNING & ZONING RESOURCE COMPANY
1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108
Telephone (405) 840-4344 • Fax (405) 840-2608

Prepared For:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
AND ITS SUCCESSORS AND/OR ASSIGNS
Date: Draft - 3/24/2017
PZR SITE NUMBER: 100995-1

Building Set-Back Lines:
Front/Side/Rear: None Required Not Applicable

Building Size:
Maximum Building Height or Stories: 130 Feet

Density:
Building Density Formula: Maximum Floor Area Ratio: 4.0

Parking:
Parking Spaces Required: 53 Total Parking Spaces

**BOA
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APPROVED
By Bryant Thompson at 10:52 am, Jul 16, 2025

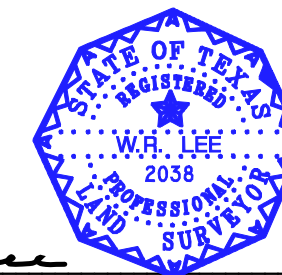
PARKING SPACES:
67 standard parking spaces
4 handicap parking spaces
71 total parking spaces

2016 ALTA CERTIFICATION

TO: Old Republic National Title Insurance Company, Benchmark Title, LLC and Dunhill Partners, Inc., 1201 Oak Lawn Dunhill LLC, JPMorgan Chase Bank, National Association and its successors and assigns.

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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof.

The field work was completed on February 9, 2017



W.R. Lee
W.R. Lee
Registered Professional Land Surveyor No. 2038

Survey dated: February 13, 2017
Rev. February 21, 2017, March 28, 2017, March 30, 2017.

Old Republic National Title Insurance Company, Benchmark Title, LLC
GF No. PL17-19698 Effective Date: February 12, 2017
was furnished to the surveyor

FEMA FLOOD MAP INFORMATION:
By graphical plotting the property as shown hereon is not located in a designated flood hazard area, Zone AE (area of 100 year flood plain) as shown in Community Panel 48113C0340J of the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM), map effective date August 23, 2001.
This property is located in Zone "X".

THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS

NOTES:

Building area is per exterior footprint.
Building height is measured from top of concrete pavement to top of wall.

BEARING SOURCE: Plat of Installment No. 7 of Trinity Industrial District recorded in Vol. 16, Pg. 125, MR/DCT.
REFERENCE BEARING USED: N 58°29'20" W along northeast line of Irving Blvd.

An additional field inspection was conducted March 30, 2017 solely for the purpose of adding ALTA table items 16 and 17.
Table Item 16: No Evidence of recent earth moving work, building construction, or building additions were observed.
Table Item 17: No evidence of recent street or sidewalk construction or repairs was observed. The surveyor has not been made aware of any proposed changes in street right of way lines.

This survey is based on deeds, easements and/or recorded plats or maps and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, the certification hereon is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. Not published. All Rights Reserved. This survey licensed for a single use and the licensed material remains the property of the surveyor. This drawing is an original work protected by U.S. Copyright law and international Treaties.

Schedule B items shown on the survey:

c. Easement described in instrument executed by Main Line Realty Company to Dallas County Flood Control District, dated January 28, 1955, filed January 31, 1955, recorded in Volume 4188, Page 544, Deed Records, Dallas County, Texas.

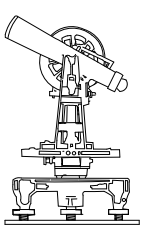
d. Easement described in instrument executed by Industrial Properties Corporation, Vantage Properties, Inc., and San Lorenzo Nursery Company of Texas, to the City of Dallas, dated January 18, 1979, filed October 9, 1979, recorded in Volume 79198, Page 3633, Deed Records, Dallas County, Texas.

Easements and Building Lines shown as per plat, unless otherwise shown. D.U.E. = drainage & utility easement U.E. = utility easement D.E. = drainage easement B.L. = building line

LEGEND OF SYMBOLS

● pp - Power Pole	● lp - Light Pole	⊕ fh - Fire Hydrant	⊙ mh - Man Hole	▲ gm - Gas Meter	■ em - Electric Meter	○ wm - Water Meter
— x — x — x — x —	—	—	—	—	—	—
Fence Line	Boundary Line	Bldg. Line	Center Line	Sewer Cleanout	Easement Line	Utility Line

SHIELDS & LEE
SURVEYORS
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PH: (214) 942-8496 www.shieldsandlee.com
TBPLS 10017000

1201 Oak Lawn Avenue
City of Dallas, Dallas County, Texas

Drawn by wrl

Job No. X36255