

**BEING** a 1 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 4/186, Dallas County, Texas and being part of Commerce Street (an 80-foot wide right-of-way), partially dedicated by Crowdus & Akard's Addition, an addition to the City of Dallas, according to the plat recorded in Volume 3, Page 523, Map Records, Dallas County, Texas, and being adjacent to Lot 3A, Block 4/186, Commerce Street Garage, Phase 1, an addition to the City of Dallas, according to the plat recorded in Instrument No. 202100138492, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 3-1/4 inch aluminum disk stamped "COMMERCE STREET GARAGE" "KHA" found for the northeast corner of a corner clip at the intersection of the east right-of-way line of Henry St (a 50-foot right-of-way) dedicated by said Crowdus & Akard's addition, and the south right-of-way line of said Commerce Street, and the northwest corner of said Lot 3A, Block 4/186, from which a mag nail with washer stamped "COMMERCE STREET GARAGE" "KHA" found bears, South 30°42'58" West, a distance of 14.25 feet;

**THENCE** with said south right-of-way line of Commerce Street and the north line of said Lot 3A, Block 4/186, North 75°16'58" East, a distance of 2.35 feet to the **POINT OF BEGINNING**;

**THENCE** departing said north line of Lot 3A, Block 4/186, over and across said Commerce Street, the following courses and distances:

- North 14°43'02" West, a distance of 1.19 feet to a point for corner;
- North 75°16'58" East, a distance of 0.50 feet to a point for corner;
- South 14°43'02" East, a distance of 1.19 feet to a point for corner in said north line of Lot 3A, Block 4/186 and said south right-of-way line of Commerce Street;

**THENCE** with said north line of Lot 3A, Block 4/186 and said south right-of-way line of Commerce Street, South 75°16'58" West, a distance of 0.50 feet to the **POINT OF BEGINNING** and containing 1 square foot or 0.0000 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983. (2011)

(For SPRG use only)

Reviewed By: *JZ*

Date: 04.12.2023

SPRG NO: 6239

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM

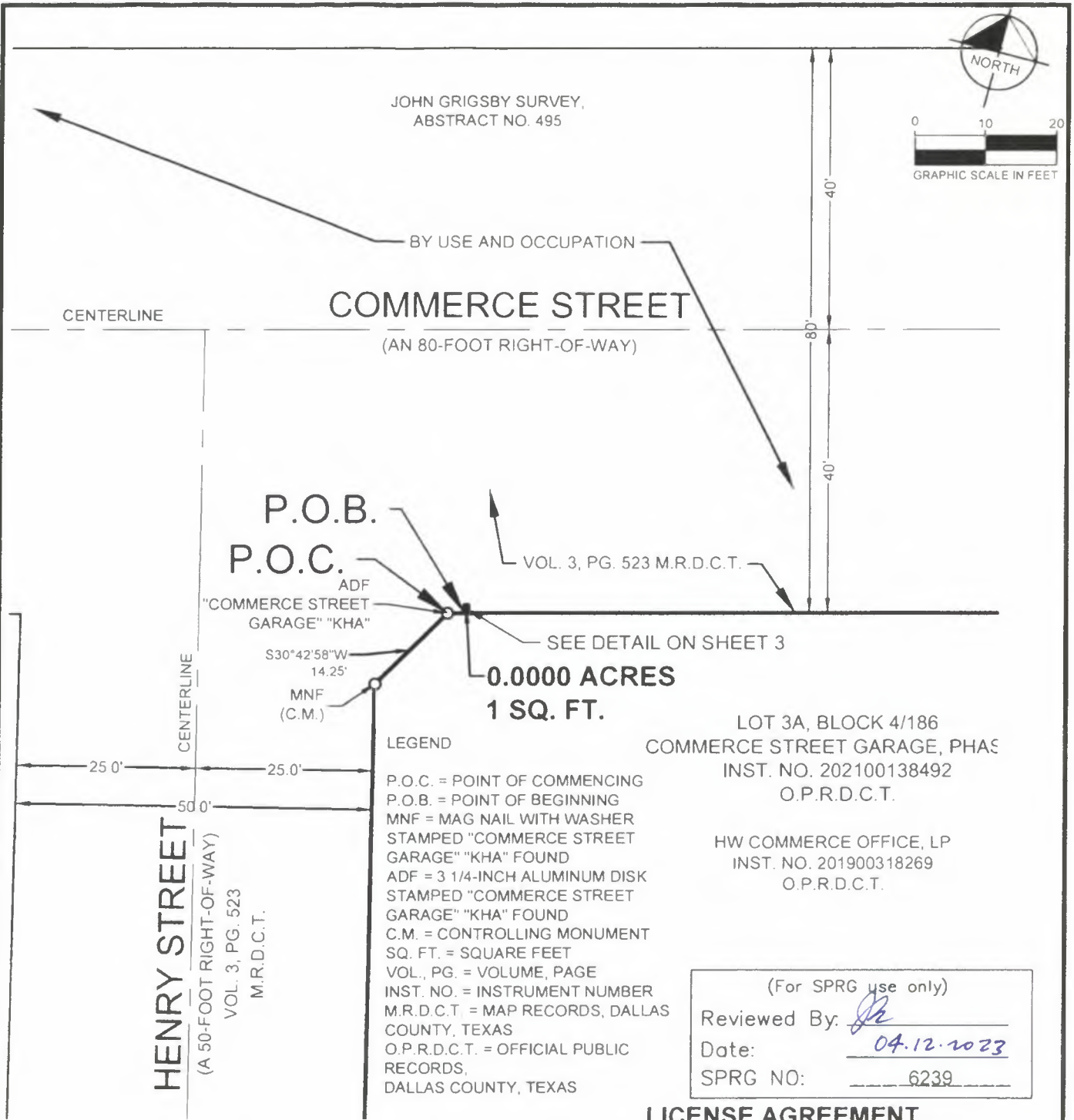


**LICENSE AGREEMENT**  
 PART OF COMMERCE STREET,  
 ADJACENT TO BLOCK 4/186  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel No (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Mar 2023	069318587	1 OF 3



JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495



**COMMERCE STREET**  
(AN 80-FOOT RIGHT-OF-WAY)

CENTERLINE

P.O.B.  
P.O.C.

ADF  
"COMMERCE STREET GARAGE" "KHA"

S30°42'58"W  
14.25'  
MNF  
(C.M.)

VOL. 3, PG. 523 M.R.D.C.T.

SEE DETAIL ON SHEET 3

**0.0000 ACRES**  
**1 SQ. FT.**

LOT 3A, BLOCK 4/186  
COMMERCE STREET GARAGE, PHAS  
INST. NO. 202100138492  
O.P.R.D.C.T.

HW COMMERCE OFFICE, LP  
INST. NO. 201900318269  
O.P.R.D.C.T.

**LEGEND**

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- MNF = MAG NAIL WITH WASHER STAMPED "COMMERCE STREET GARAGE" "KHA" FOUND
- ADF = 3 1/4-INCH ALUMINUM DISK STAMPED "COMMERCE STREET GARAGE" "KHA" FOUND
- C.M. = CONTROLLING MONUMENT
- SQ. FT. = SQUARE FEET
- VOL., PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: *JZ*  
Date: 04.12.2023  
SPRG NO: 6239

**HENRY STREET**  
(A 50-FOOT RIGHT-OF-WAY)  
VOL. 3, PG. 523  
M.R.D.C.T.

25' 25' 50'

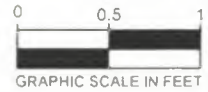
- NOTES**
1. Detail on Sheet 3.
  2. Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983. (2011)



**LICENSE AGREEMENT**  
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CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel No (972) 770-1300 Fax No (972) 239-3820	
Scale 1" = 20'	Drawn by JZ	Checked by JAD	Date Mar 2023	Project No 069318587
				Sheet No 2 OF 3

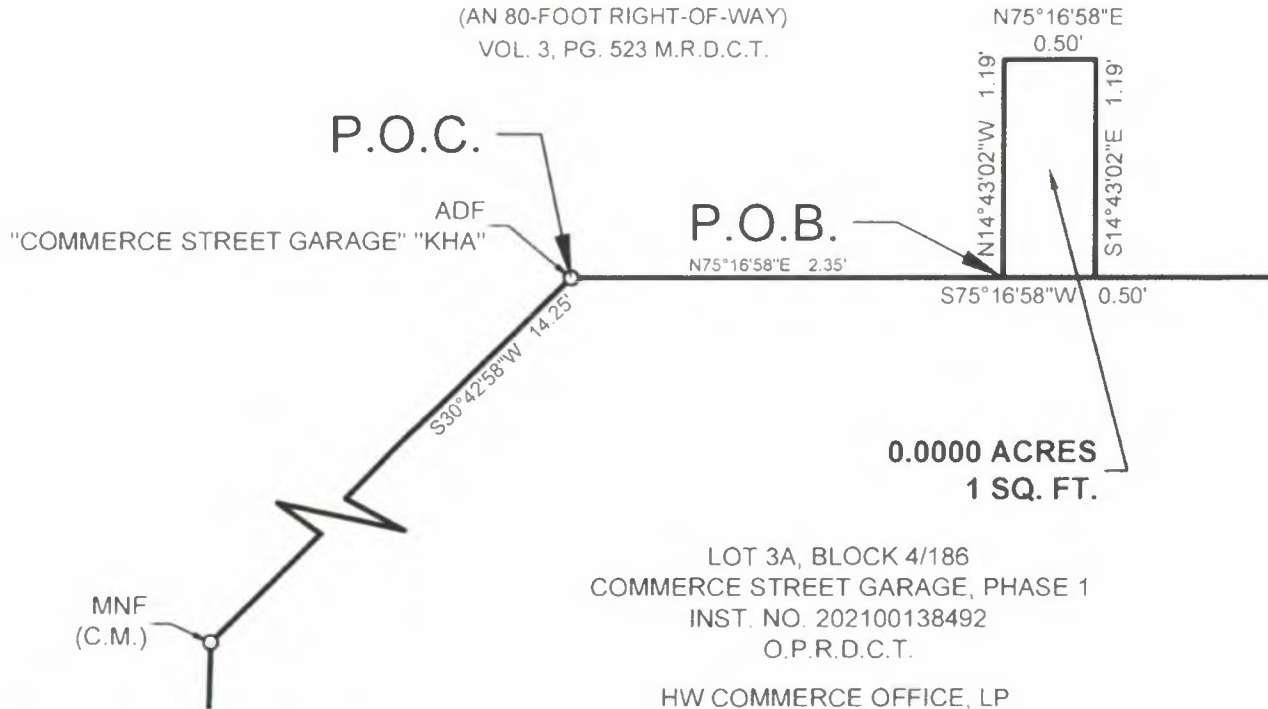


# DETAIL

JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

## COMMERCE STREET

(AN 80-FOOT RIGHT-OF-WAY)  
VOL. 3, PG. 523 M.R.D.C.T.



LOT 3A, BLOCK 4/186  
COMMERCE STREET GARAGE, PHASE 1  
INST. NO. 202100138492  
O.P.R.D.C.T.

HW COMMERCE OFFICE, LP  
INST. NO. 201900318269  
O.P.R.D.C.T.

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ADJACENT TO BLOCK 4/186  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**NOTES**

1. Detail on Sheet 3.
2. Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983. (2011)



## Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1'	JZ	JAD	Mar. 2023	069318587	3 OF 3



**BEING** a 1 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of Commerce Street (an 80-foot wide right-of-way), partially dedicated by Crowdus & Akard's Addition, an addition to the City of Dallas, according to the plat recorded in Volume 3, Page 523, Map Records, Dallas County, Texas, and being adjacent to Lot 3A, Block 4/186, Commerce Street Garage, Phase 1, an addition to the City of Dallas, according to the plat recorded in Instrument No. 202100138492, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

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**THENCE** with said south right-of-way line of Commerce Street and the north line of said Lot 3A, Block 4/186, North 75°16'58" East, a distance of 263.00 feet to the **POINT OF BEGINNING**;

**THENCE** departing said south right-of-way line of Commerce Street and the north line of said Lot 3A, Block 4/186, over and across said Commerce Street, the following courses and distances:

- North 14°43'02" West, a distance of 1.19 feet to a point for corner;
- North 75°16'58" East, a distance of 0.50 feet to a point for corner;
- South 14°43'02" East, a distance of 1.19 feet to a point for corner in said north line of Lot 3A, Block 4/186 and said south right-of-way line of Commerce Street;

**THENCE** with said south right-of-way line of Commerce Street and the north line of said Lot 3A, Block 4/186, South 75°16'58" West, a distance of 0.50 feet to the **POINT OF BEGINNING** and containing 1 square foot or 0.0000 acres of land.

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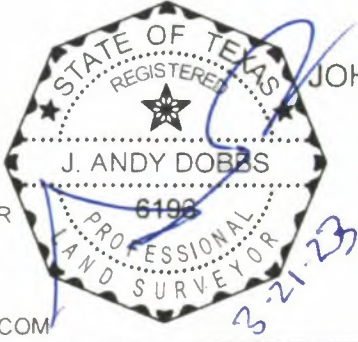
Reviewed By: JD

Date: 04.12.2023

SPRG NO: 6240

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 DALLAS COUNTY, TEXAS

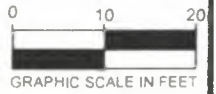
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JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

BY USE AND OCCUPATION

**COMMERCE STREET**

(AN 80-FOOT RIGHT-OF-WAY)

CENTERLINE

P.O.B.

SEE DETAIL  
ON SHEET 3

P.O.C.

VOL. 3, PG. 523 M.R.D.C.T.

ADF  
"COMMERCE STREET  
GARAGE" "KHA"  
(C.M.)

N75°16'58"E 263.00'

MNF  
(C.M.)

1425'  
S30°42'58"W

LOT 3A, BLOCK 4/186  
COMMERCE STREET GARAGE, PHASE 1  
INST. NO. 202100138492  
O.P.R.D.C.T.

**0.0000 ACRES**  
**1 SQ. FT.**

CENTERLINE

25.0' 25.0'

50.0'

**HENRY STREET**

(A 50-FOOT RIGHT-OF-WAY)

VOL. 3, PG. 523

M.R.D.C.T.

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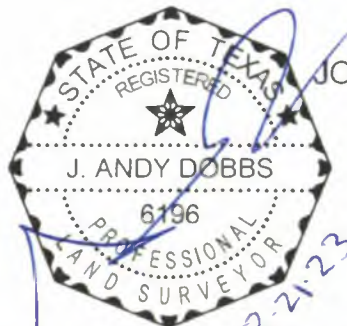
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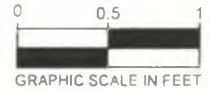
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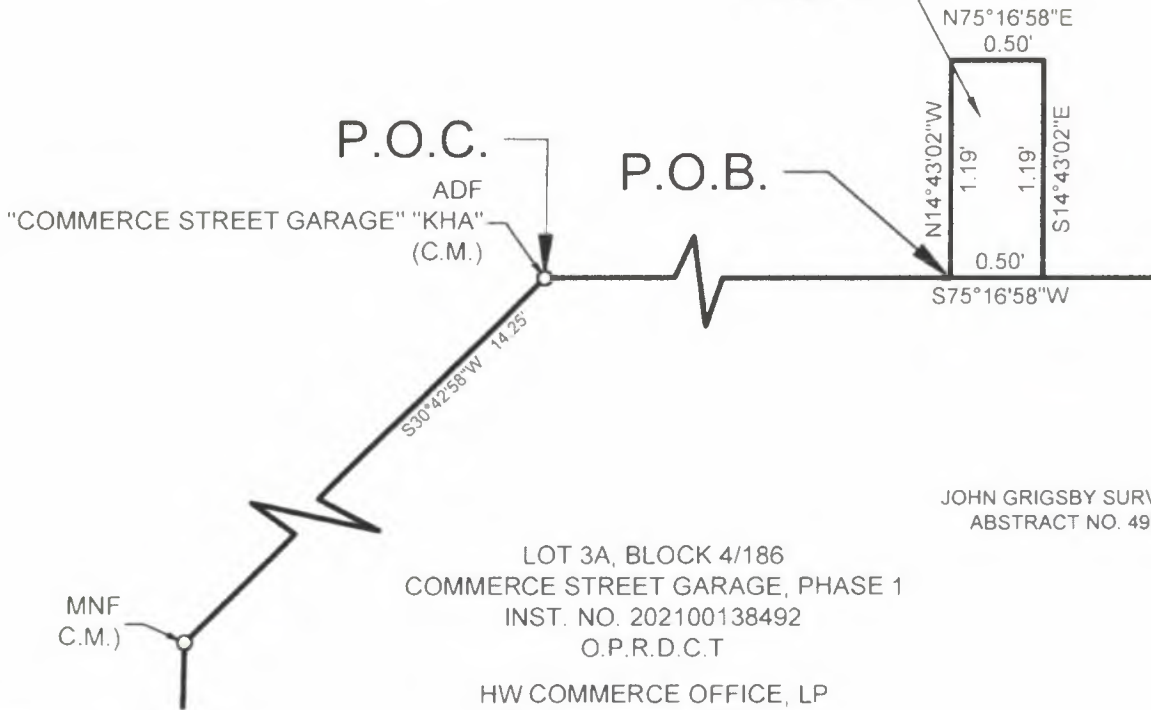


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(AN 80-FOOT RIGHT-OF-WAY)  
VOL. 3, PG. 523 M.R.D.C.T.

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1 SQ. FT.



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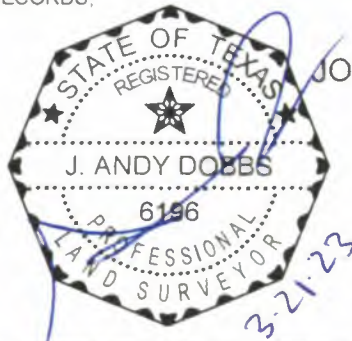
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