

APPLICANT'S ALCOHOL DISTANCE SURVEY

SURVEYOR'S NOTE

THIS SURVEY MAP IS PREPARED FOR TEXAS ALCOHOLIC BEVERAGE COMMISSION (TABC) PERMIT PURPOSES ONLY. THIS DOES NOT REPRESENT A LAND SURVEY AND DOES NOT MEET ANY STANDARDS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

I HAVE CONDUCTED (OR CAUSED TO BE CONDUCTED) A PHYSICAL INSPECTION OF THE AREA AND A DILIGENT SEARCH OF PUBLIC RECORDS TO DETERMINE IF THE PLACE OF BUSINESS IS LOCATED NEAR ANY PROTECTED USES. THIS SURVEY MAP SHOWS THAT THE PLACE OF BUSINESS WHERE ALCOHOLIC BEVERAGES WILL BE SOLD MEETS THE LOCATION REQUIREMENTS IN DALLAS CITY CODE SECTION 6-4.

DOOR TO DOOR TOTAL PEDESTRIAN WALKING DISTANCE TO DAYCARE = 139 FEET



LOCATION MAP

N.T.S.

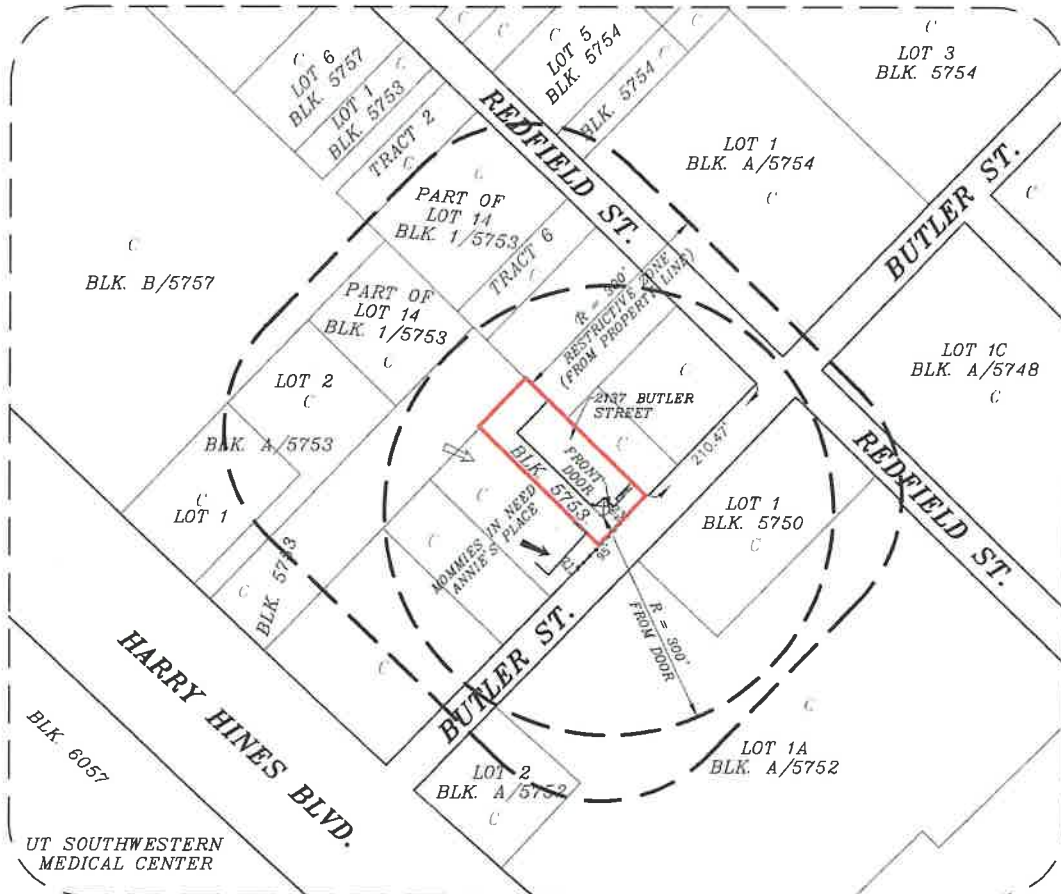
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- 300' BUFFER LINE
- DOOR TO DOOR PATH
- PROPERTY LINES
- COMMERCIAL PROPERTY

GRAPHIC SCALE

1 Inch = 200 Feet



I, DONALD EDWARD SMITH SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CITY OF DALLAS

Borrower/Owner: CGI PROPERTIES LLC

Address: 2137 BUTLER ST., DALLAS, TX 75235

That the subject place of business is located WITHIN of the 300 feet buffer area in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections, Per Texas Alcoholic Beverage Code Section §109.33 (b) Sales near School, Church, or Hospital.

I, further certify that the measurement of the distance between the place of business front door to front door of the church or public hospital is LESS than 300 feet measured along street lines and directly across intersections from the property line.

LEGAL DESCRIPTION OF THE LAND:

Being 20,205 square feet or 0.464 acre tract of land located in the CRAWFORD GRIGSBY SURVEY, Abstract No. 532, Block 5753, City of Dallas, Dallas County, Texas, and being the same Tract 1, described in deed to Majors Scientific Books, Inc., recorded in Instrument No. 2010000260626, Official Public Records, Dallas County, Texas.

PROPERTY PHOTOGRAPH:



FINAL "TABC" MEASUREMENT MAP

JOB NO.:	2206090347	NO.	REVISION	DATE
DATE:	07/28/22			
DRAWN BY:	MN/IC/RD			
APPROVED BY:	DES			



DONALD EDWARD SMITH SR. R.P.L.S.
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