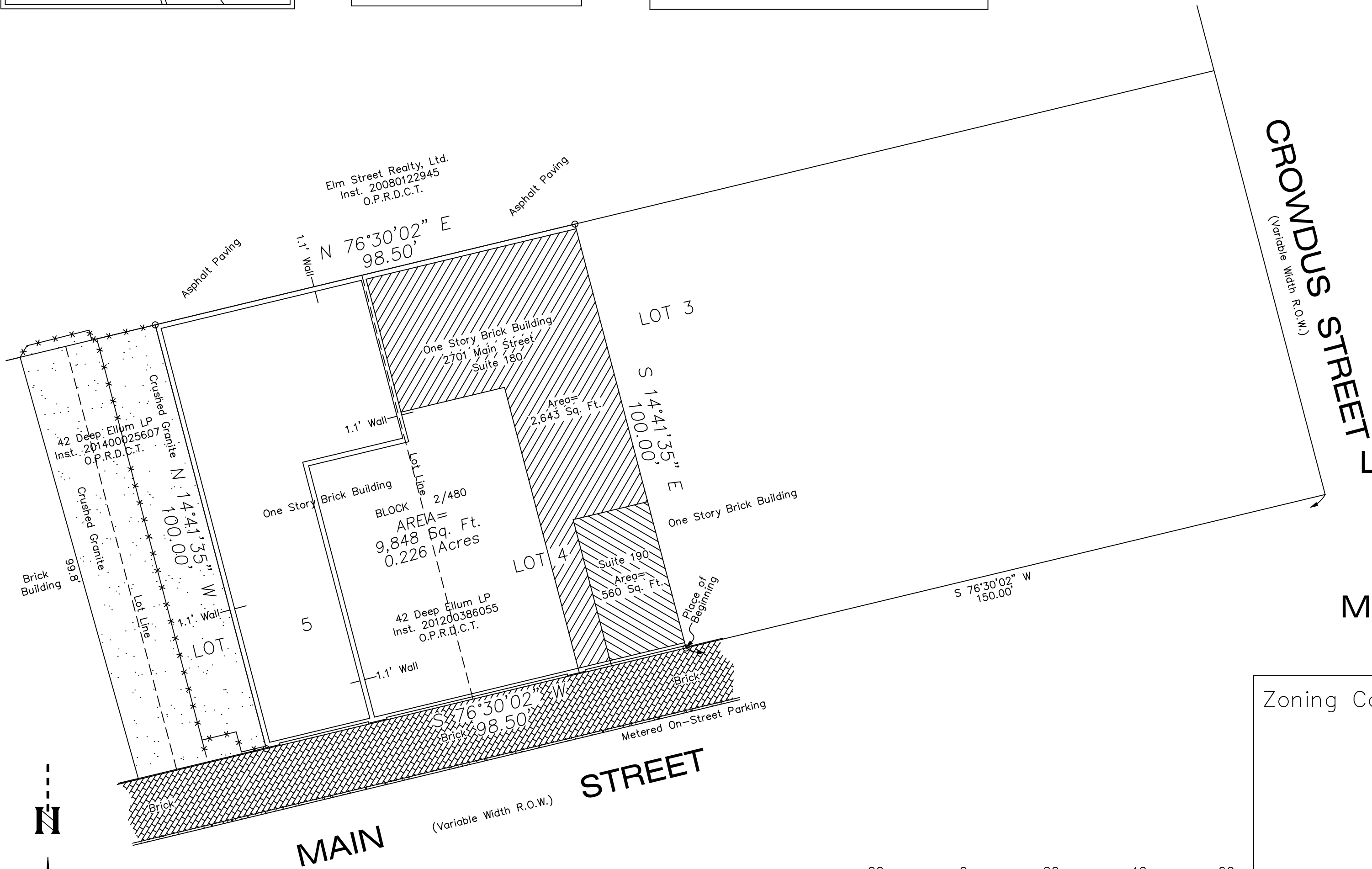


LEGEND	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
I.R.F.	IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET Stamped "Surveying Assoc"
(C.M.)	CONTROL MONUMENT
D.R.D.C.T.	Deed Records Dallas County, Texas.
M.R.D.C.T.	Map Records Dallas County, Texas.
O.P.R.D.C.T.	Official Property Records Dallas County, Texas.
— x — x — x —	FENCE LINE

2701 MAIN STREET, SUITE 180	
LAND AREA:	9,848 Sq. Ft.
BUILDING AREA:	3,203 Sq. Ft.
LAND USE:	Alcoholic Beverage Establishment
ZONING:	PD—Tract A (Deep Ellum/Near East Side District
PARKING:	Metered On—Street Parking



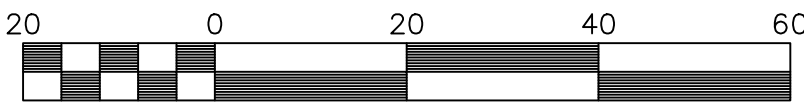
CROWDUS STREET
(Variable Width R.O.W.)

SITE PLAN
2701 MAIN STREET
SUITE 180
Lot 4 & Part of Lot 5, Block 2/480
Crowdus & Akard's Addition
Vol. W, Pg. 625
Transcribed to Vol. 3, Pg. 523
Map Records, Dallas County, Texas

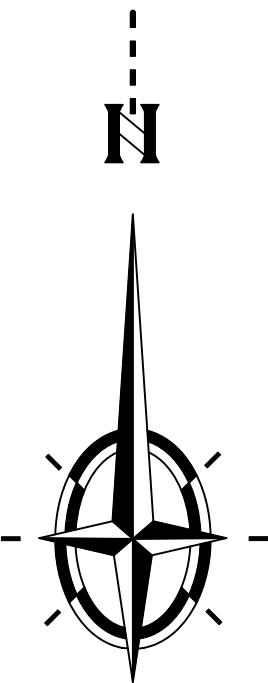
A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SITE PLAN ON SHEET 2 OF 2
January 5, 2023

SHEET 1 OF 2

Zoning Case No. _____



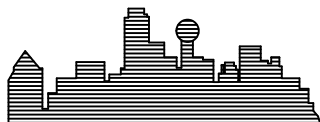
Scale 1" = 20'



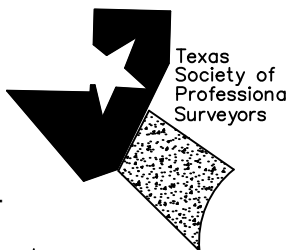
SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.

DALLAS, TEXAS 75203

FIRM Registration / License No. 10040200



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DRAWN BY
Lynn L.

17-234-L
JOB NO.