



LEGEND	
□	BOX OR PEDESTAL
○	MANHOLE
○	MARKER SIGN
○	METER
○	MARKER PIN/FLAG
○	POLE
○	STORAGE TANK
○	VALVE (EXCEPT WATER)
○	VAULT
○	WELL
○	CABLE TV
○	ROOF DRAIN
○	ELEVATION BENCHMARK
○	TRAFFIC DIRECTION
○	MONITORING WELL
○	FUEL TANK
○	FLOOD LIGHT
○	GPS ANCHOR
○	GPS ANCHOR POLE
○	UTILITY POLE
○	ELECTRIC SWITCH
○	ELECTRIC TRANSFORMER
○	HANDICAPPED PARKING
○	PARKING METER
○	RAILROAD SIGNAL
○	RAILROAD SIGN
○	SIGN
○	MANHOLE/BILLBOARD
○	A/C UNIT
○	BASKET BALL GOAL
○	BIPOLE LOCATION
○	FLAG POLE
○	GOAL POST
○	IRRIGATION VALVE
○	MAIL BOX
○	LIGHT STANDARD
○	GREASE TRAP
○	5/8" IRFC "KHA"
○	SECURITY CAMERA
○	SANITARY SEWER BOX
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER LIFT STATION
○	STORM SEWER DRAIN
○	TRAFFIC BARRIER
○	TRAFFIC SIGNAL
○	TRAFFIC CAMERA
○	TRAFFIC SENSOR
○	TRASH BIN
○	TREE
○	WATER BOX
○	FIRE SPRINKLER CONNECTION
○	FIRE HYDRANT
○	WATER VALVE
○	AIR RELEASE VALVE
○	WATER WELL
○	MANG NAIL W/ WASHER STAMPED "KHA" FOUND
○	3-1/4" BRASS DISK FOUND TEXAS HIGHWAY DEPARTMENT R.O.W. MONUMENT
○	P.O.B. POINT OF BEGINNING
○	NEWS STAND
○	PHONE BOOTH

LINE TYPE LEGEND	
---	BOUNDARY LINE - SUBJECT
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PARKING TABLE	
TYPE	NUMBER
REGULAR	44
HANDICAPPED	2
TOTAL	46

PROPERTY DESCRIPTION

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 283 and being all of a 0.5847 acre "Tract I" and 0.3415 acre "Tract II" described in the Special Warranty Deed to TM DEVELOPMENT PARTNERS LIMITED PARTNERSHIP, recorded in Instrument No. 201700025238 Official Public Records, Dallas County, Texas, and all of that 0.664 acre "Parcel 1", 0.938 acre "Parcel 2", 0.039 acre "Parcel 3", 0.176 acre "Parcel 4", 0.159 acre "Parcel 5", 0.116 acre "Parcel 6" and 439 sq. ft. "Parcel 7" described in the Special Warranty Deed to TM DEVELOPMENT PARTNERS, LTD., record in Instrument No. 201400202110, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found at the intersection of the northwest right-of-way line of Bryan Street (a 70-foot right-of-way) with the southwest right-of-way line of Texas Street (Formerly Bogel Street - a 40-foot public right-of-way) and being the east corner of said "Parcel 2"

THENCE South 45°27'45" West, with said northwest right-of-way line, a distance of 365.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the intersection of said northwest right-of-way line with the northeast right-of-way line of Boll Street (A 31-foot public right-of-way) and being the south corner of said "Parcel 6";

THENCE North 44°10'58" West, with said northeast right-of-way line, a distance of 147.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the intersection of said northeast right-of-way line with the east right-of-way line of Central Expressway (U.S. Highway No. 75 - a variable width public right-of-way);

THENCE North 04°34'49" West, with said east right-of-way line, a distance of 200.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the intersection of said east right-of-way line with the southeast right-of-way line of Federal Street (formerly Cottage Street - a 30-foot public right-of-way) and being the most northerly northwest corner of said "Parcel 1";

THENCE North 45°55'28" East, with said southeast right-of-way line, a distance of 67.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the north corner of said "Parcel 1" and being in the southwest line of said "Tract II";

THENCE North 04°04'32" West, with said southwest line of "Tract II", a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwest right-of-way line of said Federal Street and being a south corner of said "Tract I";

THENCE South 45°55'28" West, with said northwest right-of-way line of Federal Street, a distance of 30.14 feet to a 1/2-inch iron rod found at the intersection of said northwest right-of-way line with the east right-of-way line of said Central Expressway and being the south corner of said "Tract I";

THENCE with said east right-of-way line of Central Expressway, the following courses and distances:

North 44°06'06" West, a distance of 15.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°34'49" West, a distance of 262.72 feet to a 3-1/4-inch brass disk stamped "TEXAS HIGHWAY DEPARTMENT-R.O.W. MONUMENT" found for the northwest corner of said "Tract I";

North 46°46'28" East, a distance of 32.24 feet to a 3-1/4-inch brass disk stamped "TEXAS HIGHWAY DEPARTMENT-R.O.W. MONUMENT" found at the intersection of said east right-of-way line with said southwest right-of-way line of Texas Street and being the north corner of said "Tract I";

THENCE South 44°12'42" East, with said southwest right-of-way line, a distance of 547.57 feet to the **POINT OF BEGINNING** and containing a computed area of 131,895 square feet or 3.0279 acres of land.

The Save and Except tracts described in the Special Warranty Deed to TM DEVELOPMENT PARTNERS, LTD., record in Instrument No. 201400202110, Official Public Records, Dallas County, Texas, have been omitted from this description as they do not lie within the Surveyed Property.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

Pursuant to Commitment for Title Insurance, issued by Fidelity National Title Insurance Company, GF. No. PL22-32328, effective date July 17, 2022, issued August 4, 2022.

- The combined 2.092 acre tract referenced in the Declaration of Restrictive Covenants, recorded in Instrument No. 201700330167, Official Public Records, Dallas County, Texas lies within the surveyed property.
- The surveyor is unable to locate the document referenced in "Exhibit A" of Affidavit of Lease to Clear Channel Outdoor, Inc. recorded in Volume 2004188, Page 7239, Official Public Records, Dallas County, Texas, therefore unable to locate its exact limits. There is an existing Billboard located on the surveyed property just north of Federal Street shown hereon, historical photos show two additional Billboards along Central, south of Federal Street, that have since been removed.
- The surveyed property is a portion of the 12.339 acre property described in City of Dallas Ordinance No. 29659 and recorded in Clerks File No. 201500078869, Official Public Records, Dallas County, Texas and in the Voluntary Cleanup Program Final Certificate of Completion dated March 17, 2016, filed April 05, 2016, recorded under Clerk's File No. 201600088889, Official Public Records, Dallas County, Texas; and in the Voluntary Cleanup Program Final Certificate of Completion filed August 11, 2017, recorded under Clerk's File No. 201700226321, Official Public Records, Dallas County, Texas.

10h. The surveyed property is a portion of the property described in Remote Parking Agreement recorded in Volume 2003256, Page 12593, Official Public Records, Dallas County, Texas.

10i. The 0.5847 acre (Tract I) and 0.3415 (Tract II) referenced in Volume 2003223, Page 6039, Official Public Records, Dallas County, Texas, which is referenced in "Exhibit A" of Affidavit of Lease to Clear Channel Outdoor, Inc. recorded in Volume 2004068, Page 6977, Official Public Records, Dallas County, Texas, are a portion of the surveyed property, exact limits of lease area not listed. A Billboard is located on the surveyed property just north of Federal Street shown hereon.

10j. The surveyed property is adjacent to the property described in No. CC-67-3328-d to the State of Texas recorded in Volume 70128, Page 41, Deed Records, Dallas County, Texas, permitted Access limits as shown.

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- There was no recent evidence of current earth moving work, building construction or building additions were observed at the time of survey.
- There are no known proposed changes in street right-of-way lines.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0345J, for Dallas County, Texas and incorporated areas, dated August 23, 2001, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S STATEMENT:

To: TM DEVELOPMENT PARTNERS, LTD.;
 TM DEVELOPMENT PARTNERS LIMITED PARTNERSHIP;
 GRIFFON CAPITAL MANAGEMENT, LLC.;
 BENCHMARK TITLE, LLC.;
 FIDELITY NATIONAL TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 13 and 16 of Table A thereof.

The field work was completed on June 14, 2022.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David J. De Weirtd 8/10/2022
 Registered Professional Land Surveyor No. 5066 Date
 dave.deweirtd@kimley-horn.com

ALTA/NSPS LAND TITLE SURVEY
910 TEXAS STREET AND
885 TEXAS STREET
 3.0279 ACRES
 J. 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) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP	DJD	Aug. 2022	064405912	1 OF 3

