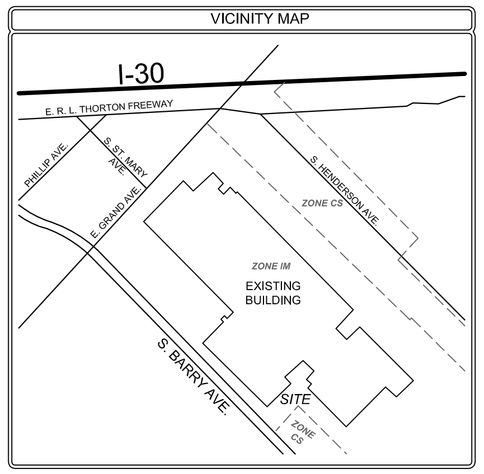
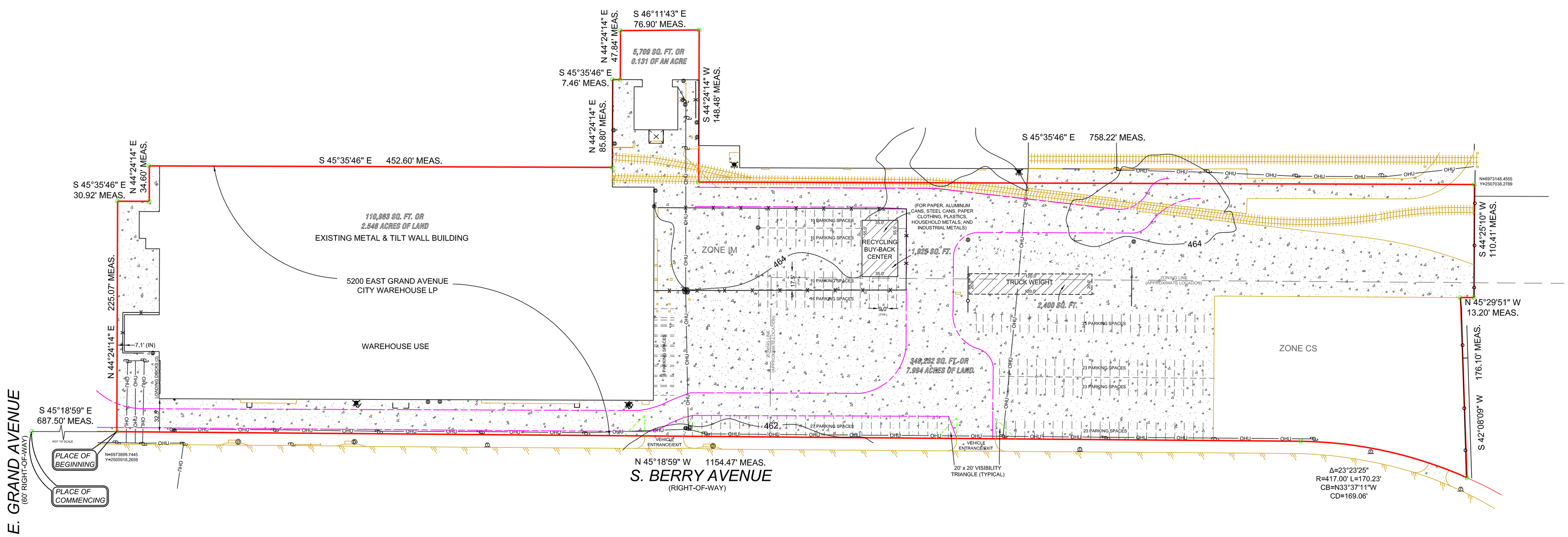
VICINITY MAP





LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land located in the THOMAS LAGOW LEAGUE AND LABORE SURVEY, Abstract No. 759, Blocks 12/1636 and 15/1643, City of Dallas, Dallas County, Texas, and being part of a tract of land described in deed to City Warehouse, L.P., recorded in Instrument No. 20070100337, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a point for corner at the intersection of the Southeast line of E. Grand Avenue, a 60' right-of-way, with the present Northeast line of Barry Avenue, a right-of-way;

Thence South 45°18'59" East, along said Northeast line, a distance of 687.90' to a point for corner having a Northing of 6973899.7445, and a Easting of 2505918.2659, at the PLACE OF BEGINNING of the tract decribed herein;

Thence North 44°24'14" East, a distance of 225.07' to a point for corner;

Thence Southeasterly, Northeasterly, and Southeasterly again, passing through said City Warehouse, L.P. tract, the following nine (9) courses and distances:

1) Thence South 45°35'46" East, a distance of 30.92' to a point for corner;

2) Thence North 44°24'14" East, a distance of 34.60' to a point for corner;

3) Thence South 45°35'46" East, a distance of 452.60' to a point for corner;

4) Thence North 44°24'14" East, a distance of 85.80' to a point for corner;

5) Thence South 45°35'46" East, a distance of 7.46' to a point for corner;

6) Thence North 44°24'14" East, a distance of 47.84' to a point for corner;

7) Thence South 46°11'43" East, a distance of 76.90' to a point for corner;

8) Thence South 44°24'14" West, a distance of 148.48' to a point for corner;

9) Thence South 45°35'46" East, a distance of 758.22' to a point for corner having a Northing of 6973148.4555, and a Easting of 2507038.2789, in a Southerly Southeast line of said City Warehouse L.P. tract;

Thence South 44°25'10" West, a distance of 110.41' to a point at an exterior 'ell' corner of said City Warehouse L.P. tract;

Thence North 45°29'51" West, a distance of 13.20' to a point at an interior 'ell' corner of said City Warehouse L.P. tract;

Thence South 42°08'09" West, a distance of 176.10' to a point for corner in the said present Northeast line of Barry Avenue, at the most Southerly corner of said City Warehouse L.P. tract, and being in a non-tangent curve to the left, having a central angle of 23°23'25", a radius of 417.00', and a chord bearing and distance of North 33°37'11" West, 169.06';

Thence Northwesterly, along said curve to the left, and said present Northeast line, an arc distance of 170.23' to a point for corner;

Thence North 45°18'59" West, continuing along said present Northeast line, a distance of 1154.47' to the PLACE OF BEGINNING and containing 348,232 square feet or 7.994 acres of land.

5200 EAST GRAND AVENUE
DALLAS, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 15-1106	DRAWN BY: 517
DATE: 09-04-2015	
CERTIFY TO: MMLOS LAW	

"A professional company operating in your best interest"

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	GUARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	PLASTIC FENCE	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
3/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	CYCLONE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IRL VALVE	POOL EQUIP.	PIPE RAIL FENCE	NO PARKING	TILE	

SITE DATA

1) TOTAL COVERED AREA APPROXIMATELY 302,584 SQUARE FEET (86.9%)
2) TOTAL FLOOR AREA 120,576 SQUARE FEET
3) 175 TOTAL PARKING SPACES
4) NO TREES

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0345J, dated 08-23-2001. The property is located in Zone "X".

RECYCLING BUY-BACK CENTER ANALYSIS

Total square footage

4,325 square feet of floor area

Required parking spaces: 20 spaces

(10,000 sq. ft. / 500 sq. ft. of floor area)

Proposed spaces: 175 spaces

N

0 50
GRAPHIC SCALE
1-INCH = 50 FEET

Z156-112 SITE PLAN