

SURVEY PLAT

GARRETT FOX SURVEY, A- 1679

TEXAS UTILITIES ELEC. CO.
O.P.R.D.C.T.

ONCOR ELECTRIC
DELIVERY CO.
VOL. 2000078/0072
O.P.R.D.C.T.

TEXAS UTILITIES ELEC. CO.
O.P.R.D.C.T.

CAMP LUCKY LLC
INT. 201800150965
O.P.R.D.C.T.

HOCKER DESIGN GROUP INC.
O.P.R.D.C.T.

ADELPHI GROUP LTD.
INT. 202100236920
O.P.R.D.C.T.

TEXAS UTILITIES ELEC. CO.
O.P.R.D.C.T.

FEIZY PROPERTIES LTD
VOL. 2001162/5392
O.P.R.D.C.T.

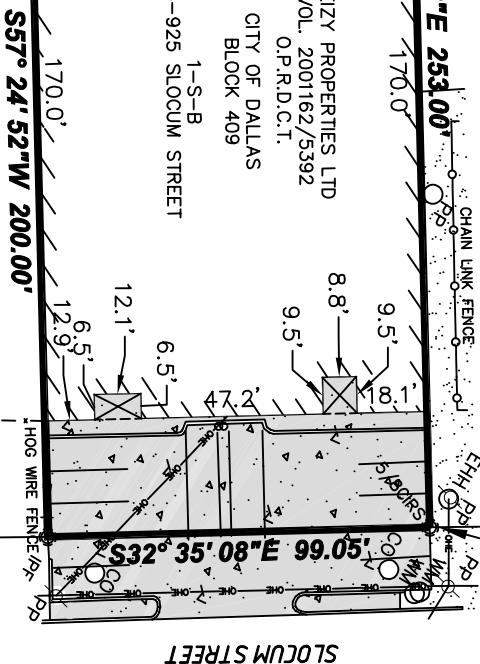
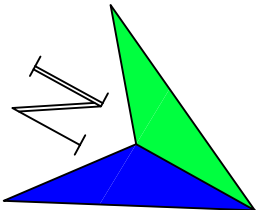
CITY OF DALLAS
BLOCK 409

1-S-B
923-925 SLOCUM STREET

RBH SLODIP LLC
INT. 202100345640
O.P.R.D.C.T.

SIMPLY SELF STORAGE
VOL. 2001162/5392
O.P.R.D.C.T.

---	LEGEND
----	BLDG. SETBACK
----	EASEMENT
----	WIRE FENCE
----	CHAINLINK FENCE
----	WOOD FENCE
----	IRON ROD
----	* LIGHT STANDARD
----	POWER POLE
----	SAN SEWER MH
----	CLEANOUT/SEPTIC
----	WM= WATER METER
----	TPED= TELEPHONE
----	PEDESTAL
----	MBX= MAILBOX
----	GM= GAS METER



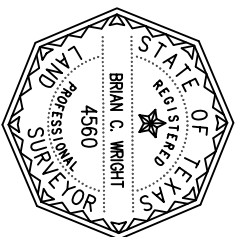
- NOTES FROM SCHEDULE B:
- Visible or apparent easement(s) and/or rights of way on, over, under or across the Land. (NO SURVEY MATTERS)
 - A utility easement granted to Dallas Power & Light Company as set forth in instrument recorded in Volume 1668, Page 394, Deed Records, Dallas County, Texas. (NO PLOTTABLE ELEMENTS)



Notes:

- All bearings are based on Texas State Plane Coordinate System, Zone 4202.

I, Brian C. Wright, Registered Professional Land Surveyor No. 4560, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Engineering and Land Surveying minimum standards adopted September 30, 2020; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.



Brian C. Wright

BRIAN C. WRIGHT, Registered Professional Land Surveyor No. 4560 Date: 03/12/24

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING OLD REPUBLIC NATIONAL TITLE INS. CO., NATIONAL TITLE GROUP GF No. 782400343, MERCER COMPANY STEMMONS LLC:
THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 923-925 SLOCUM STREET IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,

BEING a tract of land situated in the Garrett Fox Survey, Abstract No. 1679, and being a part of City Block No. 409, City of Dallas, Dallas County, Texas, and being two tracts of land conveyed to Feizy Properties, LTD as recorded in Volume 201162, Page 5392 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Southwest line of Slocum Street. (an 80 foot R.O.W.), the northwest corner of said Feizy tract and the southeast corner of a Texas Utilities Electric Company tract (Deed Record not found), a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner;

THENCE S 32° 35' 08" E, along said southwest line, a distance of 99.05 feet to the northeast corner of the RBH Slodip, LLC tract as recorded in Documentb. No. 202100345640 of the Official Public Records of Dallas County, Texas, an iron pipe found for corner;

THENCE S 57° 24' 52" W, along the common line of said Feizy and Slodip tracts, a distance of 200.00 feet to the northwest corner of said Slodip tract, a building corner;

THENCE S 32° 35' 08" E, continuing along said common line, a distance of 135.00 feet to a point on the north line of the Simply Self Storage tract as recorded in Volume 2001162, Page 5392 of said Deed Records;

THENCE S 57° 24' 52" W, along the common line of said Feizy and Simply Self Storage tracts, a distance of 26.50 feet to a point for corner;

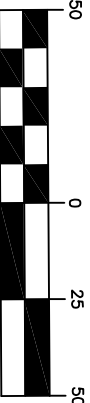
THENCE S 32° 35' 08" E, continuing along said common line, a distance of 135.00 feet to a point on the north line of Wichita Street;

THENCE S 57° 24' 52" W, along said north line, a distance of 26.50 feet to the southeast corner of the Adelphi Group, LTD tract as recorded in Document No. 202100236920 of said Official Records;

THENCE N 32° 35' 08" W, along the common line of said Feizy and Adelphi tracts, a distance of 369.05 feet to the northeast corner of the Camp Lucky LLC tract as recorded in Document No. 201800150965 of said Official Records and the southwest corner of the ONCOR Electric Delivery Company tract as recorded in Volume 2000078, Page 72 of said Deed Records, a building corner;

THENCE N 57° 24' 52" E, along the common line of said Feizy and ONCOR tracts, passing a building corner at 53.00 feet and continuing a total distance of 253.00 feet to the **POINT OF BEGINNING** and containing 35,792 square feet or 0.8217 acres of land within these metes and bounds as recited.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 4813C03401, THIS PROPERTY IS IN AN AREA OF REDUCED FLOOD RISK DUE TO LEVY, ZONE X

NATIONAL TITLE GROUP
G.F. NO.: 782400343
PURCHASER: MERCER COMPANY STEMMONS LLC



MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203

PROJECT # 240084