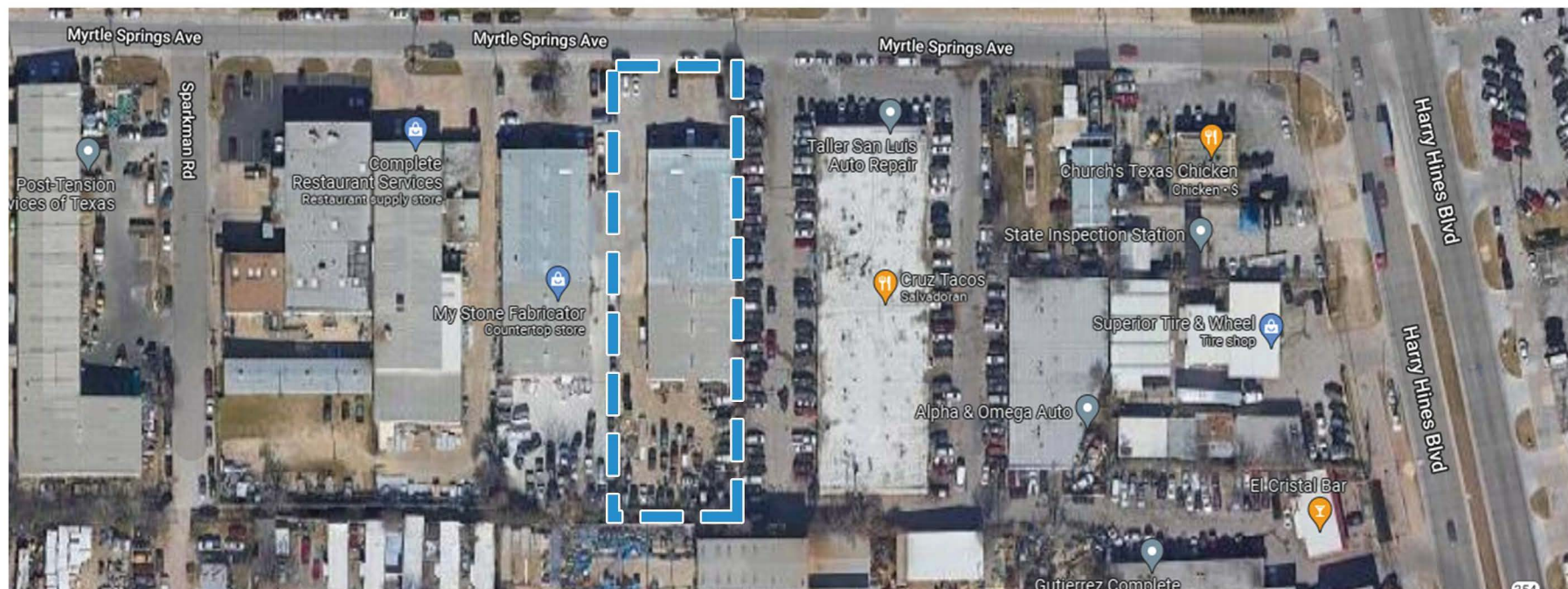


FOR SALE 2678 MYRTLE SPRINGS AVE, DALLAS, TX 75220

OFFICE/ WAREHOUSE/ YARD

- Total Building Size: 12,250 SF
- Land Size: +/- 0.79 Acres
- Fenced and Paved Outside Storage
- Loading: 4 Oversized Grade Level Doors
- Zoned IR per DCAD
- Convenient Access to I-635, I-35, Harry Hines, & Northwest Highway



2678 MYRTLE SPRINGS AVENUE
(50' ROW)

reduced copy

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 2678 MYRTLE SPRINGS AVENUE, IN THE CITY OF DALLAS, TEXAS, BEING LOT 24, OF ROSELAWN PARK ESTATES, A SUBDIVISION OF THE JAMES S. SHELBY SURVEY ABSTRACT #1354, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 441, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS

DATE:

SENDER: TITLE COMPANY
C.F. NO. 027246
PURCHASER: TGS ENTERPRISES

By: Steve Donaldson
Steve Donaldson, Registered Professional Land Surveyor No. 4004

Date: 07-02-07

NOT FOR CONSTRUCTION

SCALE: 1" = 20'

SURVEYED: 06-29-2007

JOB NO. 153858

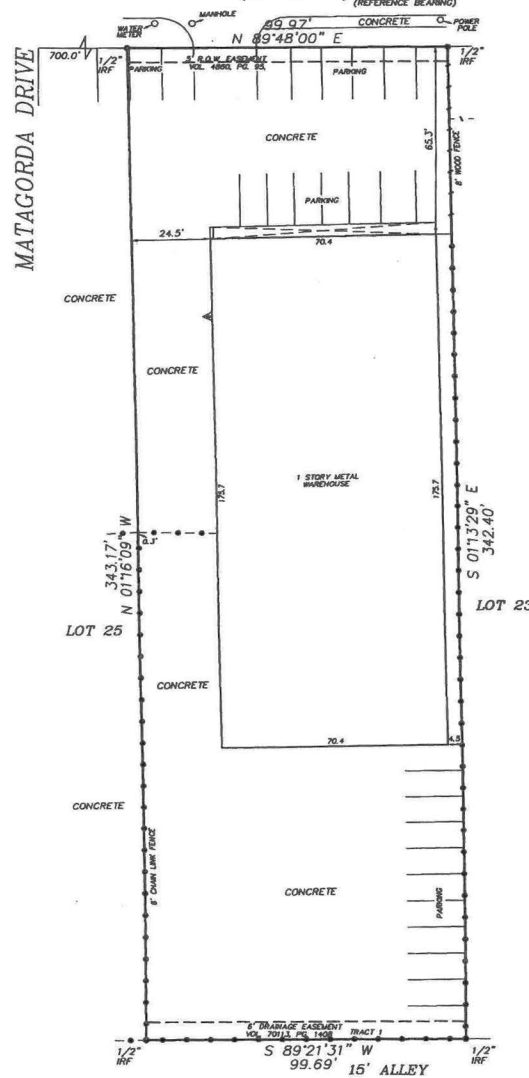
DRAWN BY: L.A.

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FLOOD STAMP
BEARS THROUGH VISUAL INTERPOLATION
CORDING TO THE FLOOD INSURANCE
MAP, PANEL NO. 48113C03101,
DATE AUG. 23, 2001, THIS
PROPERTY IS NOT IN A FLOOD PRONE AREA,
ZON. X

BEARINGS BASED ON RECORDED
PLAT UNLESS NOTED OTHERWISE

LEGEND
BPF - IRON PIPE FOUND
BRF - IRON ROD FOUND
BSR - IRON ROD SET
TND - TENDON CONC. PWT



CARMAN-DONALDSON SURVEYING
3909 WEST WALNUT STREET
GARLAND, TEXAS 75042
972-206-0557 FAX 972-206-05

