

FOR SALE/LEASE 10803-10805 COMPOSITE DR., DALLAS, TX 75220



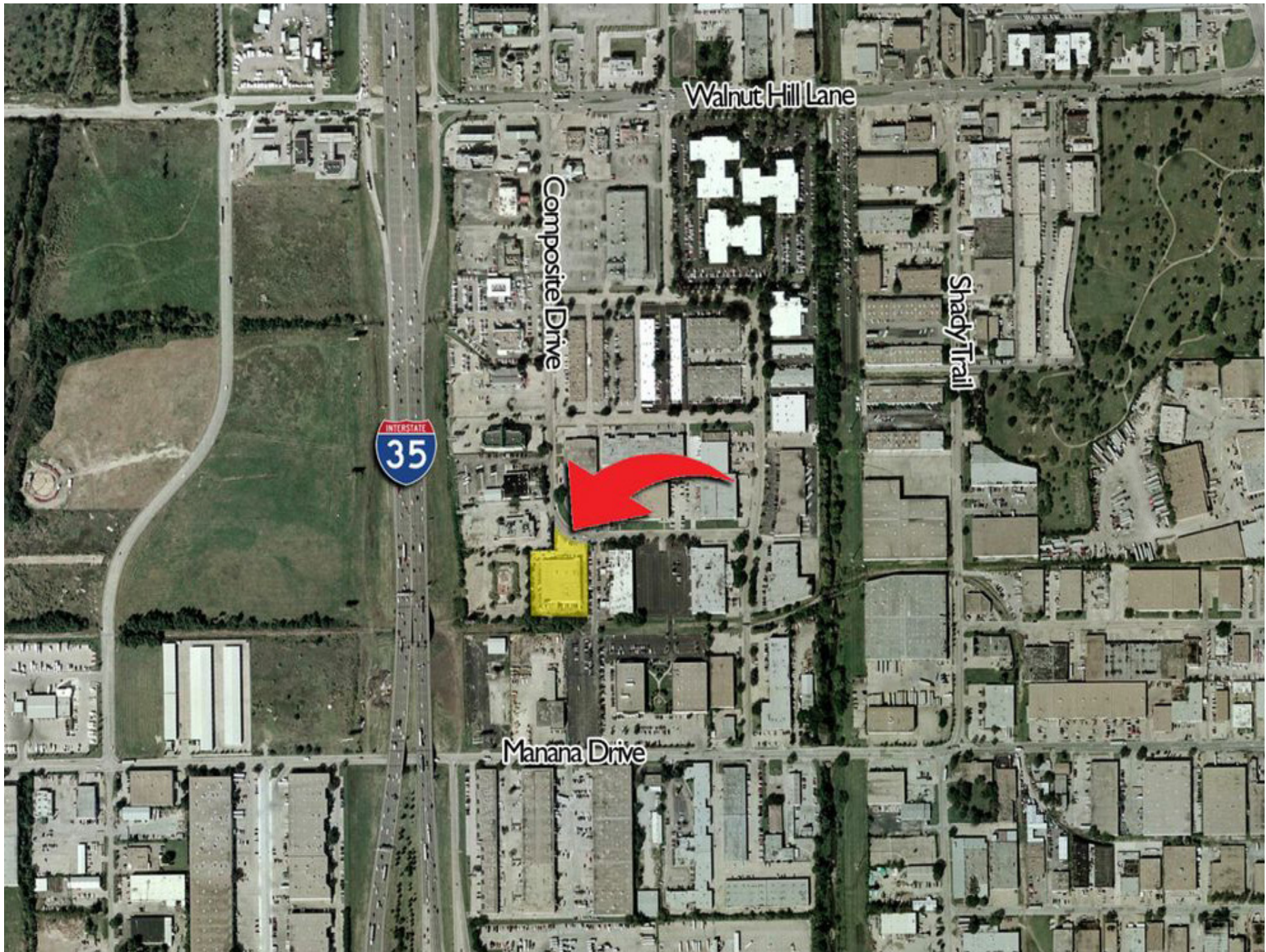
MORGAN
REALTY GROUP

**OFFICE/WAREHOUSE/
SHOWROOM**

- +/-28,747SF TOTAL BUILDING SIZE
- +/-20,000 SF TO 28,747SF AVAILABLE
- +/-1.9 ACRE LAND SITE
- GREAT ACCESS TO I-35, I-635 AND LOOP 12
- LARGE POLE SIGN VISIBLE FROM I-35
- FENCED & PAVED OUTSIDE STORAGE
- DOCK & GRADE LOADING
- GREAT DUPLEX BUILDING



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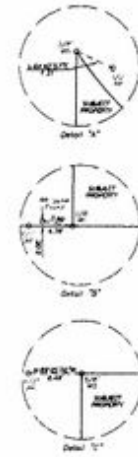
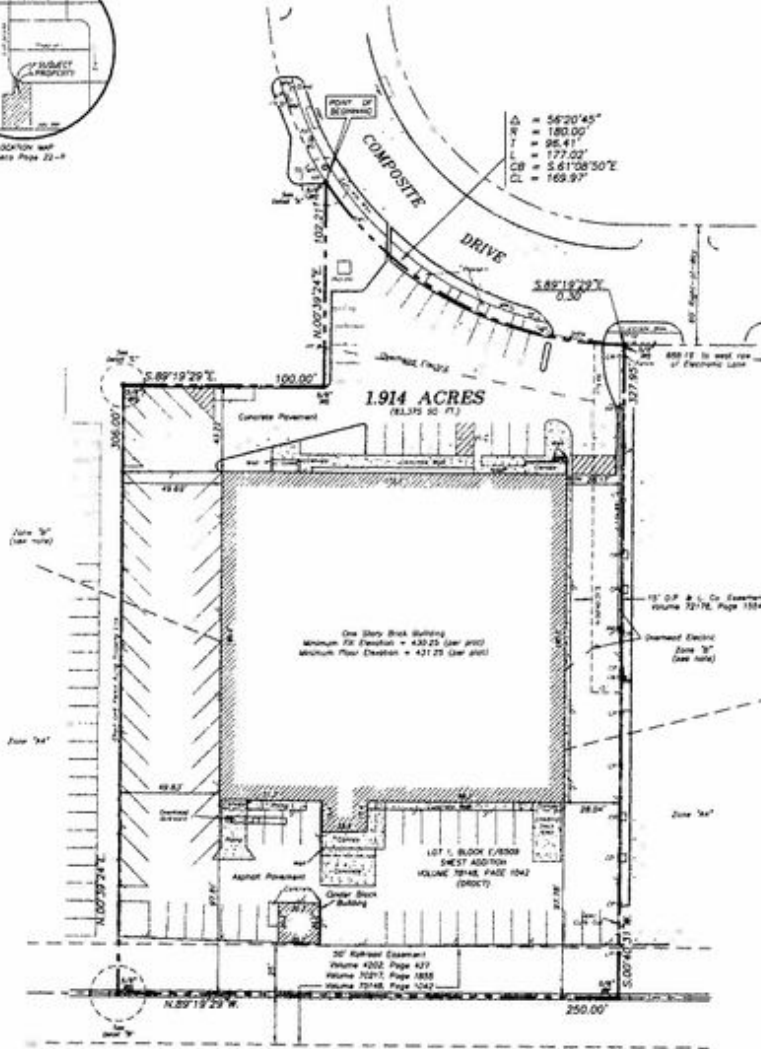
JOHN L. HUNT SURVEY ABSTRACT NO. 588



ITEM	DESCRIPTION
1	Iron Rod Found
2	Iron Rod Set
3	Plumb Line
4	Chalk
5	Chalk String
6	Water Level
7	Water Level
8	Sanitary Sewer
9	Water Meter
10	Chalk
11	Chalk String
12	Light Pole
13	Chalk String
14	Telephone Meter
15	Gas Meter
16	Sanitary Sewer
17	Clear Records of Dallas County, Texas

NOTES

- Based on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel 480171 5000 D dated July 25, 1991, the subject property is located within Zone "X" which are areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot of water the contributing drainage area is less than one square mile, or areas protected by levees from the base flood.
- To the best of our knowledge and belief, the Texas Public Co. deed is correct and the associated is a correct assessment of the 3.34 acre tract of land. The description describes the portion to run north and south approximately 132' feet of the east line of the 3.34 acres with no defined width.
- Site subject to release of liability and full release agreement recorded in Volume 7218, Page 1632.
- Site subject to terms, covenants and easement of ingress and egress recorded in Volume 78138, Page 270.
- Site subject to terms and covenants of Party Wall Agreement recorded in Volume 78138, Page 179.
- Site subject to the following restrictive covenants: Volume 20036, Page 283; Volume 72143, Page 136; Volume 70202, Page 235; Volume 71014, Page 536; Volume 88220, Page 889.



FIELD NOTE DESCRIPTION

BEING a 1.914 acre tract of land situated in the JOHN L. Hunt Survey, Abstract Number 588, in the City of Dallas, Dallas County, Texas and being all of LOT 1, BLOCK E/8308 of the WEST ADDITION, an addition to the City of Dallas according to the plat recorded in Volume 72143, Page 1042 of the Clear Records of Dallas County Texas (DRRECT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the most westerly northwest corner of said Lot 1, Block E/8308 and being located in the southeasterly right-of-way line of Composite Drive (20' base wide right-of-way) and being in a curve to the left having a radius of 180.00 feet, a chord bearing of South 81°08'30" East and a chord length of 188.97 feet.

THENCE along the southeasterly right-of-way line of said Composite Drive as follows:

CONTINUING along said curve to the left through a central angle of 162°04'30" for an arc length of 177.02 feet to a 5/8 inch iron rod set for the point of tangency.

SOUTH 89°19'29" EAST a distance of 0.50 feet to a 5/8 inch iron rod set for the northeast corner of said Lot 1, Block E/8308.

THENCE departing the southeasterly right-of-way line of said Composite Drive, SOUTH 00°42'21" WEST a distance of 327.95 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 1, Block E/8308.

THENCE NORTH 89°19'29" WEST a distance of 200.00 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 1, Block E/8308.

THENCE NORTH 00°23'24" EAST a distance of 308.00 feet to a 5/8 inch iron rod set for the most westerly-northwest corner of said Lot 1, Block E/8308.

THENCE SOUTH 89°19'29" EAST a distance of 100.00 feet to a 5/8 inch iron rod set for corner.

THENCE NORTH 00°23'24" EAST, a distance of 102.21 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.914 acres or 83,375 square feet of land more or less as according to that survey prepared by Kurtz - Bedford Associates, Inc. dated April, 2000 and signed by Austin J. Bedford, Registered Professional Land Surveyor No. 4132, to which reference for all purposes is hereby made.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certify to TEXAS TITLE COMPANY/LANCASTER FINANCIAL GROUP, LANCASTER TITLE INSURANCE CORPORATION, and REALTY HOLDINGS, L.L.C. that:

- (1) this survey and the property description set forth herein are correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown herein;
- (2) such survey was conducted by the Surveyor, or under his supervision;
- (3) all monuments shown herein actually exist, and the location, size and type of material thereof are correctly shown;
- (4) except as shown herein, there are no visible improvements on the Property or otherwise hereon, there are no visible encroachments on the Property, there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts;
- (5) the site location and type of visible improvements are as shown herein, and the building is set back from the Property line the distance indicated;
- (6) the distance from the nearest projecting street or road is as shown;
- (7) the Property has access to and from a public roadway;
- (8) all recorded easements and other conditions, as noted in the Title Company's Commitment for Title Insurance issued by Lanaster Title Insurance Corporation, under Case No. 2000 CH 113474-2 have been correctly shown herein;
- (9) the boundaries, dimensions and other details shown herein are correct.

REVISED THIS 03 DAY OF APRIL, 2000

Austin J. Bedford

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
KURTZ - BEDFORD ASSOCIATES, INC.
1322 Rosslyn Road, Suite No. 2
Dallas, Texas 75243
(214) 242-5999

Scale: 1"=30'	Checked By: A.J. Bedford	Client: TEXAS TITLE COMPANY 2901 DALLAS PARKWAY SUITE 130 DALLAS, TEXAS 75093	JOHN L. HUNT SURVEY, ABSTRACT NO. 588 CITY OF DALLAS DALLAS COUNTY, TEXAS	BOUNDARY AND IMPROVEMENT SURVEY 1.914 ACRES	ADDRESS: 1322 Rosslyn Road Suite 2 Dallas, Texas 75243 Office: (214) 242-5999 Fax: (214) 242-5999	Kurtz - Bedford Associates, Inc. Consulting Engineers & Surveyors
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Morgan Realty Group, LLC	9002258	emrogan@morganrealtygroup.net	214-222-0010
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date