

901 POLK STREET

FUEL CENTER AVAILABLE

DESOTO, TEXAS

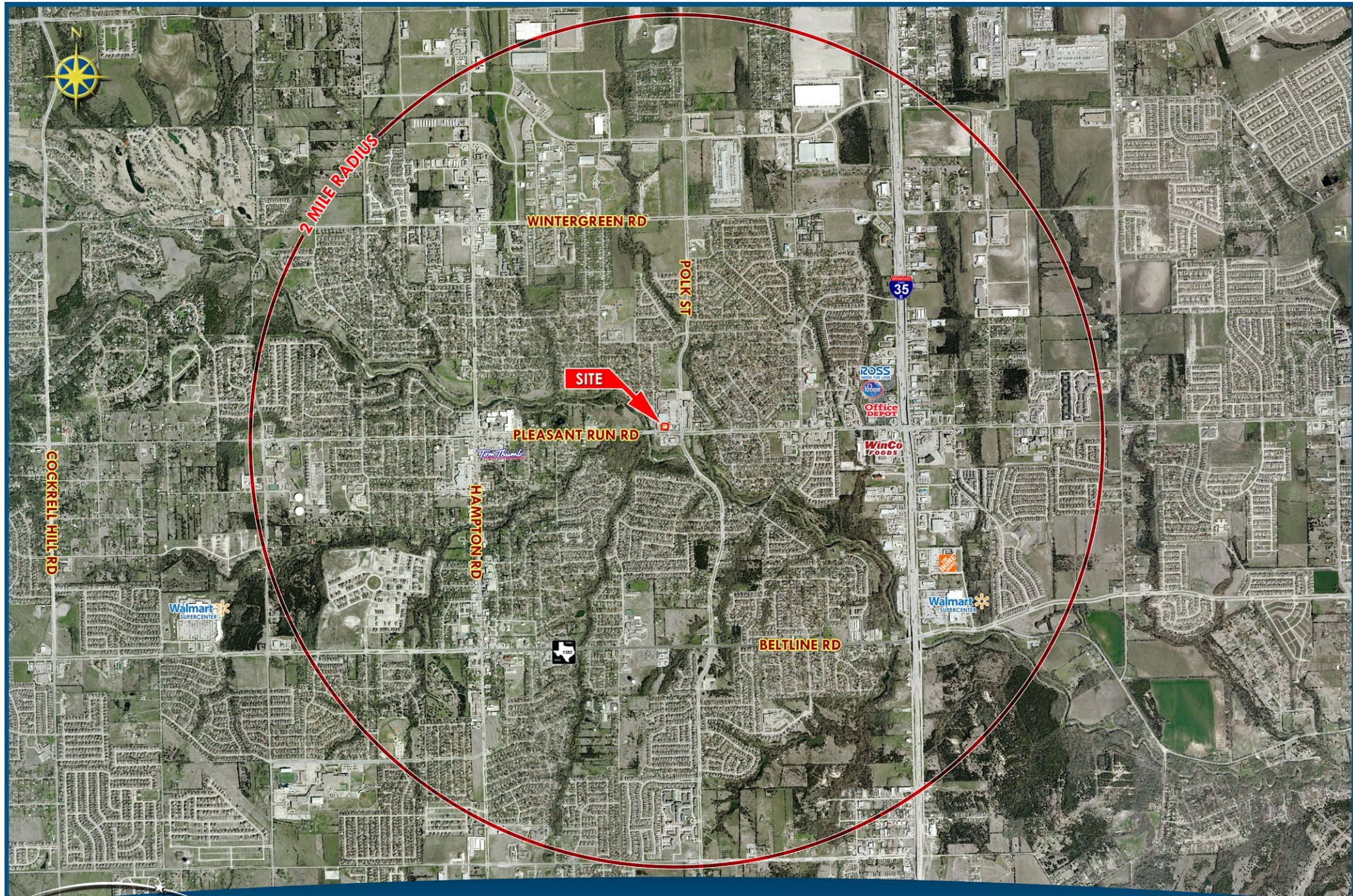
NWC POLK ST & PLEASANT RUN RD

JOHN ZIKOS

ANDREW SAMPLES



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



2 MILE RADIUS

WINTERGREEN RD

POLK ST

SITE

PLEASANT RUN RD

HAMPTON RD

BELTLINE RD

COGKRELL HILL RD

Walmart
SUPERCENTERS

ROSS

Office
DEPOT

WinCo
Foods

Walmart
SUPERCENTERS

Tom Thumb





901 POLK STREET

HIGHLIGHTS

- Site ready to open/operate
- Only gas at intersection
- REA allows building to be expanded to 3,200 SF

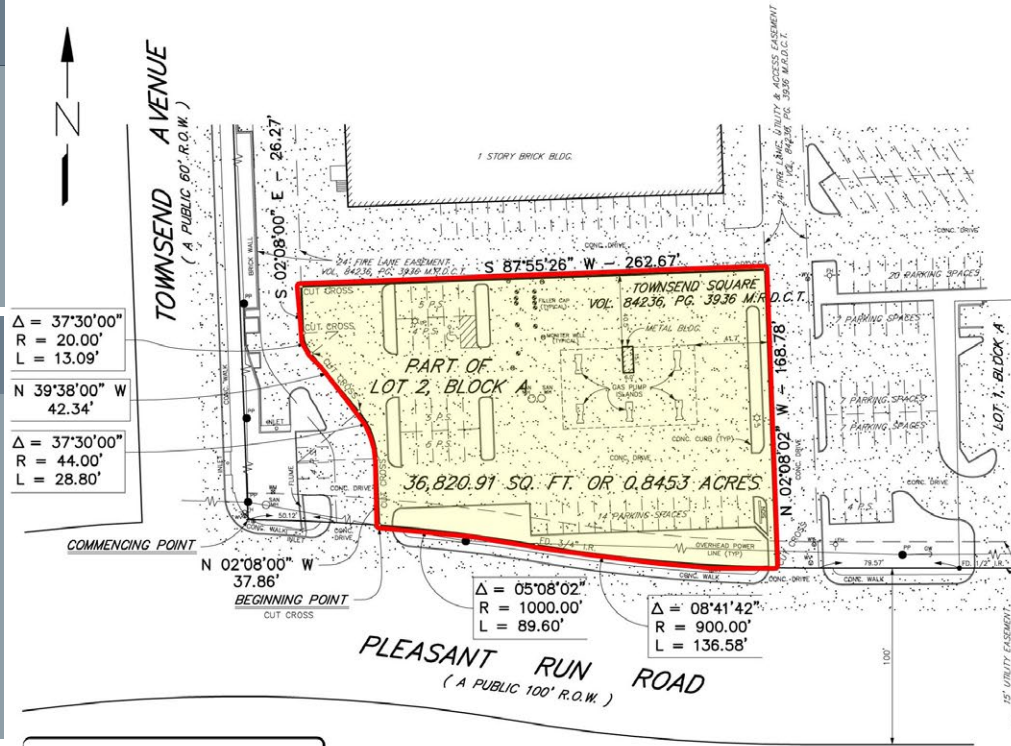
PROPERTY INFORMATION

LOCATION

Kiosk #4127
901 Polk Street
Desoto, Texas

SIZE

36,820.91 SF
.8453 Acres



$\Delta = 37^{\circ}30'00''$
R = 20.00'
L = 13.09'

N 39°38'00" W
42.34'

$\Delta = 37^{\circ}30'00''$
R = 44.00'
L = 28.80'

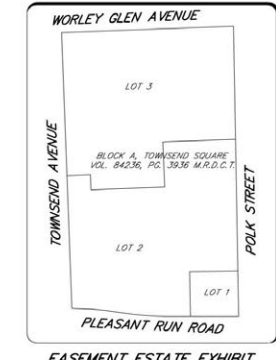
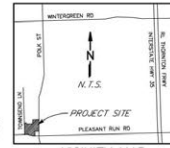
$\Delta = 05^{\circ}08'02''$
R = 1000.00'
L = 89.60'

$\Delta = 08^{\circ}41'42''$
R = 900.00'
L = 136.58'

- NOTE: 1. THE BASIS OF BEARING IS THE NORTH LINE OF PLEASANT RUN ROAD AS DESCRIBED IN PLAT RECORDED IN VOL. 84236, PG. 3936 D.R.D.C.T.
2. ZONING IS GR (GENERAL RETAIL), MAX. HEIGHT 2 STORES, FRONT SETBACK - 25', SIDE SETBACK - 20' ADJACENT TO A STREET OR RESIDENTIAL, INTERIOR SIDE FOR RETAIL ADJACENT TO OTHER RETAIL OR NON RESIDENTIAL USES, NO SIDE SETBACK REQUIRED, REAR SETBACK - 25'
3. EASEMENTS RECORDED ON PLAT, VOL. 84236, PG. 3936 AFFECT TRACTS 1 & 2 AND ARE SHOWN HEREON.
4. PROPERTY IS SUBJECT TO TERMS AND CONDITIONS SET FORTH IN VOL. 84240, PG. 846 AND AMENDED BY VOL. 95224, PG. 1483, VOL. 96156, PG. 2906, VOL. 98692, PG. 224 & VOL. 200131, PG. 7847 D.R.D.C.T. BLANKET TYPE DESCRIPTIONS - NOT PLOTTABLE.
5. THE EASEMENT RECORDED IN VOL. 2305, PG. 40 D.R.D.C.T. DOES NOT AFFECT SUBJECT PROPERTY.
6. THE EASEMENT RECORDED IN VOL. 2934, PG. 523 D.R.D.C.T. DOES NOT AFFECT SUBJECT PROPERTY.
7. THE EASEMENT RECORDED IN VOL. 200098, PG. 2911 D.R.D.C.T. AFFECTS TRACT 2 ONLY AND IS NOT SHOWN HEREON.

LEGEND

FD	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
TYP.	TYPICAL
WM	WATER METER
WV	WATER VALVE
GW	GUY
O/H	OVERHEAD
U/G	UNDERGROUND
LP	LIGHT POLE
GM	GAS METER
SAN MH	SANITARY SEWER MANHOLE
ST MH	STORM SEWER MANHOLE
TEL MH	TELEPHONE MANHOLE
TEL PED	TELEPHONE PEDESTAL
UCDM	UNDERGROUND CABLE MARKER
C/L	CHAIN LINK
CONC. BLDG.	CONCRETE BUILDING
H/C	HANDICAPPED
P/P	POWER POLE
FH	FIRE HYDRANT
CO	CLEANOUT
TPAD	TRANSFORMER PAD
ASPHALT	ASPHALT



TRACT 2 (EASEMENT ESTATE)
Those common areas, as designated, located within the boundaries of the following described tracts of land:
Lots 1 and 3, Block A of Townsend Square, an addition to the City of Desoto, Dallas County, Texas, recorded in Volume 84236, Page 3908 of the Deed Records of Dallas County, Texas.

PROPERTY DESCRIPTION

BEING part of Lot 2, Block A of Townsend Square, an addition to the City of Desoto, Dallas County, Texas, recorded in Volume 84236, Page 3936 of the Deed Records of Dallas County, Texas, and said lot being more particularly described as follows:

COMMENCING at the present intersection of the north R.O.W. line of Pleasant Run Road (a 100' R.O.W.) with the east R.O.W. line of Townsend Avenue (a 60' R.O.W.), said point being the beginning of a curve to the right having a central angle of 04°15'17" and a radius of 1000.00; THENCE around said curve and along the north line of Pleasant Run Road, a distance of 74.26' to a cross cut at the Point of Beginning, and being on a curve to the right having a central angle of 05°08'02" and a radius of 1000.00

THENCE around said curve and along the north line of Pleasant Run Road, a distance of 89.60' to a 3/4" iron rod found at the beginning of a reverse curve to the left having a central angle of 09°41'42" and a radius of 900.00;

THENCE around said curve and along the north line of Pleasant Run Road, a distance of 136.58' to a cross cut for corner;

THENCE N 02°08'02" W, 168.78' to a cross cut for corner;

THENCE S 87°55'26" W, 262.67' to a cross cut for corner;

THENCE S 02°08'00" E, 28.27' to a cross cut for corner at the beginning of a curve to the left having a central angle of 37°30'00" and a radius of 20.00';

THENCE around said curve, a distance of 13.09' to a cross cut for corner;

THENCE S 39°38'00" E, 42.34' to a cross cut for corner at the beginning of a curve to the right having a central angle of 37°30'00" and a radius of 44.00';

THENCE around said curve, a distance of 28.80' to a cross cut for corner;

THENCE S 02°08'00" E, 37.89' to the point of beginning and containing 36,820.91 square feet or 0.8453 acres of land.

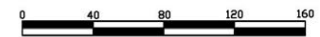
TO ABS TX OWNER LP, REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND ALL OTHER INTERESTED PARTIES.

The undersigned does hereby certify that this plat correctly shows a survey made on this day under my personal supervision, on the ground of the property described hereon, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements are as shown hereon, the buildings are set back from the property lines the distances indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto or from adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me are as shown hereon, and that said property has access to and from a dedicated roadway. The area of the property is correctly shown on this survey. This survey meets the Minimum Standard Detail Requirements of an Urban Land Title Survey established and adopted by ALTA and ACSM in 2005 and the minimum standards of a Category 1A, Condition 1 Survey required by the TSPS. As of the date of this survey, this property does not lie within any known designated flood plain or flood hazard area. This property lies within Zone X, as shown on Flood Insurance Rate Map No. 48113C0630 J, dated 8/23/01.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

901 POLK STREET ALTA/ACSM LAND TITLE SURVEY

OF PART OF LOT 2, BLOCK A OF TOWNSEND SQUARE, CITY OF DESOTO, DALLAS COUNTY, TEXAS.



SCALE: 1" = 40'

ORIGINALLY SURVEYED: 4/26/07

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 3/ /07
JOB NO. 060388

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	11,978	65,872	187,741	PLEASANT RUN RD	17,305 VPD
2017 EST AVG HH INCOME	\$67,159	\$68,994	\$65,566	POLK ST	8,276 VPD

