

# FOR SALE

## 2000 S. Harwood, Dallas

**0.874 ACRES**

**Cedars Area Special Purpose District**

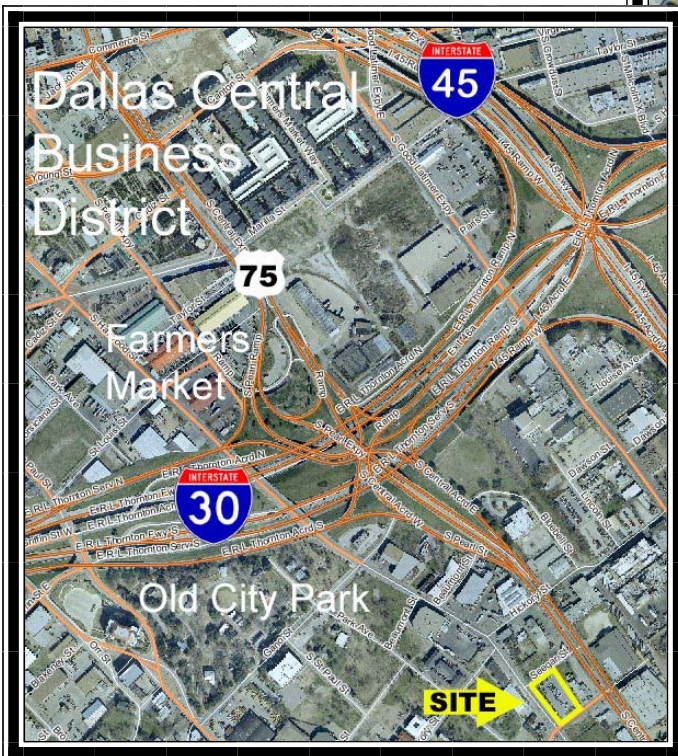
**PD - 317 Mixed Use**

Quick Access to Dallas CBD,  
I-30, I-35, I-45, I-20, US 80 & US 75  
(Central Expwy.)

Frontage on S. Harwood, Corinth and  
Seegar Streets

Current Use: Fenced & Paved Parking  
Lot - 90 Spaces

Mapsco - 45/V



### LES CALLISON REAL ESTATE

COMMERCIAL PROPERTY BROKERS

777 S. CENTRAL EXPWY SUITE 6-C

RICHARDSON, TEXAS 75080

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The information herein was obtained from sources believed to be reliable; however, Les Callison Real Estate makes no guarantees, warranties, or representation as to the completeness or accuracy thereof, especially as related to the exact amount of acreage and the number of square feet contained in the buildings. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.



**DESCRIPTION OF PROPERTY SURVEYED**

BEING, a 0.874 acre tract of land out of the J.N. Bryan Survey, Abstract No. 149, Dallas County, Texas; said tract being generally the southeast 38 feet of Lot 7 and of Lots 8, 9, 10 and 11, Block 466, Ferris Park Addition, on addition to the City of Dallas, Texas according to the plat recorded in Volume 239, Page 72 of the Deed Records of Dallas County, Texas; said 0.874 tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the intersection of the northeast right-of-way line of Horwood Street (a 60-foot wide right-of-way) and the southeast right-of-way line of Seegar Street (a variable width right-of-way, 54 feet wide at this point); said point being South 36 degrees, 14 minutes, 42 seconds East a distance of 12.0 feet from the original westernmost corner of said Lot 7;

THENCE, North 53 degrees, 12 minutes, 40 seconds East, along the said southeast line of Seegar Street, a distance of 160.00 feet to a 3/8-inch iron rod found for corner; said point being the westernmost corner of a tract of land conveyed to K. & K. Meat Co., Inc. by City of Dallas Ordinance No. 18616 recorded in Volume 80442, Page 1620 of the Deed Records of Dallas County, Texas;

THENCE, South 38 degrees, 14 minutes, 40 seconds East, along the southeast line of said K. & K. Meat Co., Inc. tract, a distance of 238.00 feet to a 1/2-inch iron rod found for corner in the northeast right-of-way line of Corinth Street (a variable width right-of-way); said point being the southernmost corner of said Lot 7;

THENCE, South 53 degrees, 12 minutes, 40 seconds West, along the said northwest line of Corinth Street, a distance of 160.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the intersection of the said northeast line of Corinth Street with the said northeast line of Horwood Street;

THENCE, North 36 degrees, 14 minutes, 40 seconds East, along the said northeast line of Horwood Street, a distance of 238.00 feet to the POINT OF BEGINNING;

CONTAINING, 38,078 square feet or 0.874 acre of land, more or less.

**SURVEYOR'S CERTIFICATE**

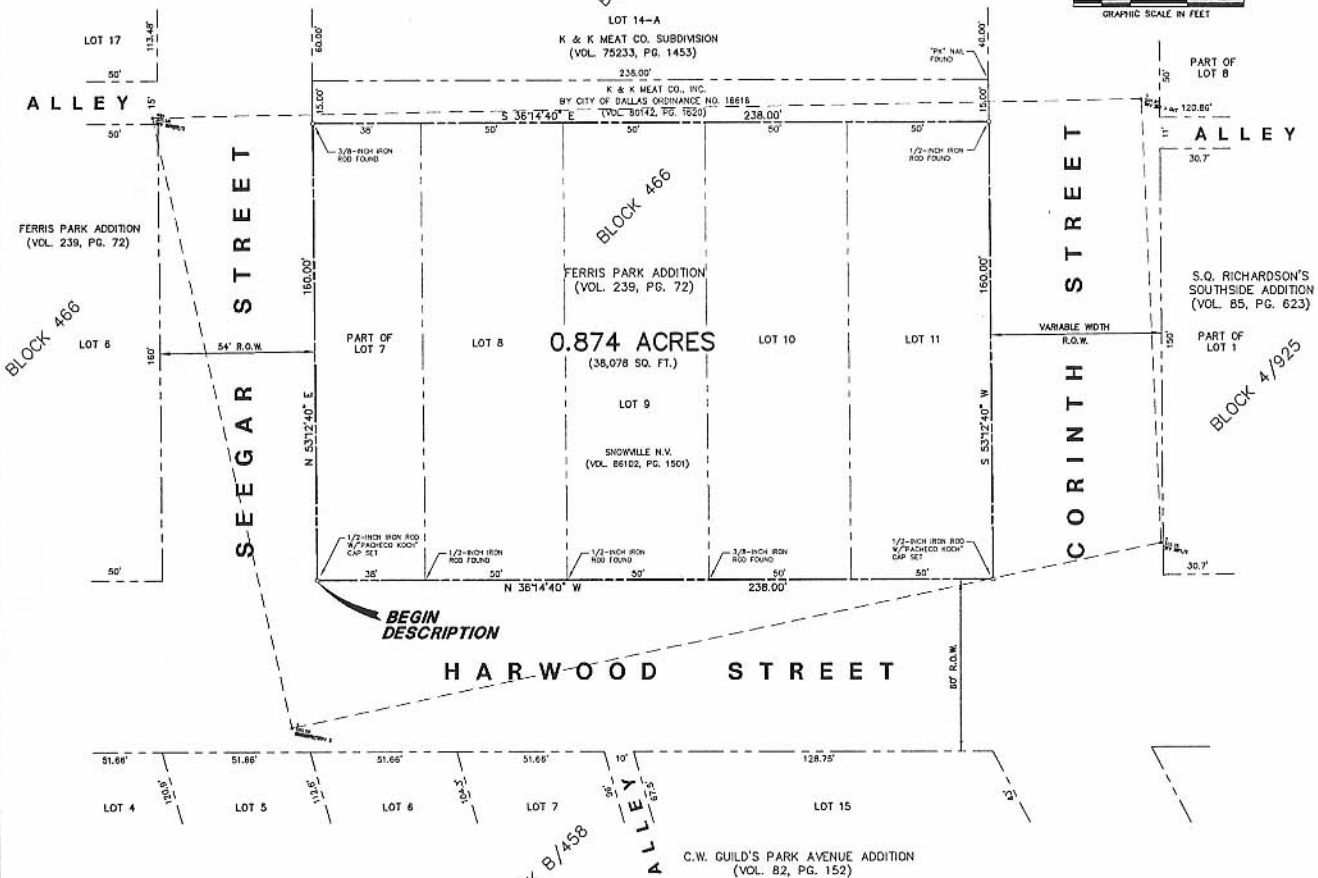
The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies that (a) this plat of survey and the property description set forth hereon are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no visible easements or rights-of-way on the Property; (e) the distance from the nearest intersecting street or road is shown; (f) the Property has access to and from a public roadway; (g) all recorded easements, of which the Surveyor has knowledge have been correctly plotted hereon; and (h) the boundaries, dimensions and other details of which the Surveyor has knowledge and are shown hereon are true and correct.

Executed this 15th day of July, 1996.

MARK A. PACHECO  
Registered Professional Land Surveyor  
No. 4900

**NOTES:**

- Bearing system for this survey based on an assumed bearing of North 53 degrees, 12 minutes, 40 seconds East for the southeast right-of-way line of Seegar Street as shown on the Final Plat of K. & K. Meat Co. Subdivision recorded in Volume 75233, Page 1453 of the Deed Records of Dallas County, Texas.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for the City of Dallas, Texas, Community Panel No. 460171 0135 D, dated July 2, 1991. All of the subject property is indicated to be in "Zone C" on said map. Relevant zones are defined on said map as follows:  
"Zone C" - Areas of minimal flooding
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. This survey was performed without the benefit of a current title abstract and this property could be subject to anything a title search would reveal.



ALLEY

FERRIS PARK ADDITION (VOL. 239, PG. 72)

LOT 8

SEEGAR STREET

N 53°12'40" E

HARWOOD STREET

CORINTH STREET

PART OF LOT B

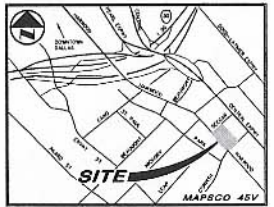
ALLEY

S.Q. RICHARDSON'S SOUTHSIDE ADDITION (VOL. 85, PG. 623)

BEGIN DESCRIPTION

0.874 ACRES (38,078 SQ. FT.)

C.W. GUILD'S PARK AVENUE ADDITION (VOL. 82, PG. 152)



VICINITY MAP

**BOUNDARY SURVEY**  
**LOTS 7-11, BLOCK 466**  
**FERRIS PARK ADDITION**  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
J.N. BRYAN SURVEY, ABSTRACT NO. 149,  
DALLAS COUNTY, TEXAS

PACHECO KOCH Consulting Engineers, Inc. Civil Engineering - Land Surveying		9401 181 Freeway, Suite 300 Dallas, Texas 75248 (214) 236-5031 (214) 236-5031
DRAWN BY TAB	CHECKED BY MAP	SCALE 1"=20'
DATE JULY 1996		JOB NUMBER 1691-96.171