

PRELIMINARY PLAT

**BELTWAY INVESTMENTS
ADDITION**

LOT 1A, 2, & 3, BLOCK B/7153
BEING ALL OF LOT 1, BLOCK B/7153 OF
BRUCEVILLE ADDITION AND
BEING 139.6163 ACRES SITUATED IN THE
DANIEL A. LEARNED SURVEY
ABSTRACT NO. 771
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-614

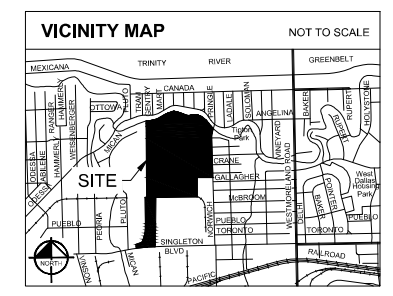
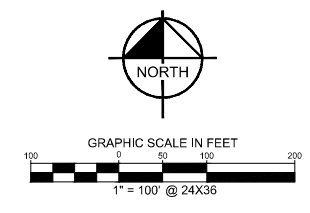
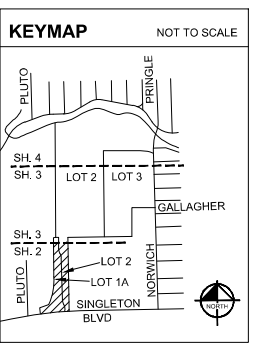
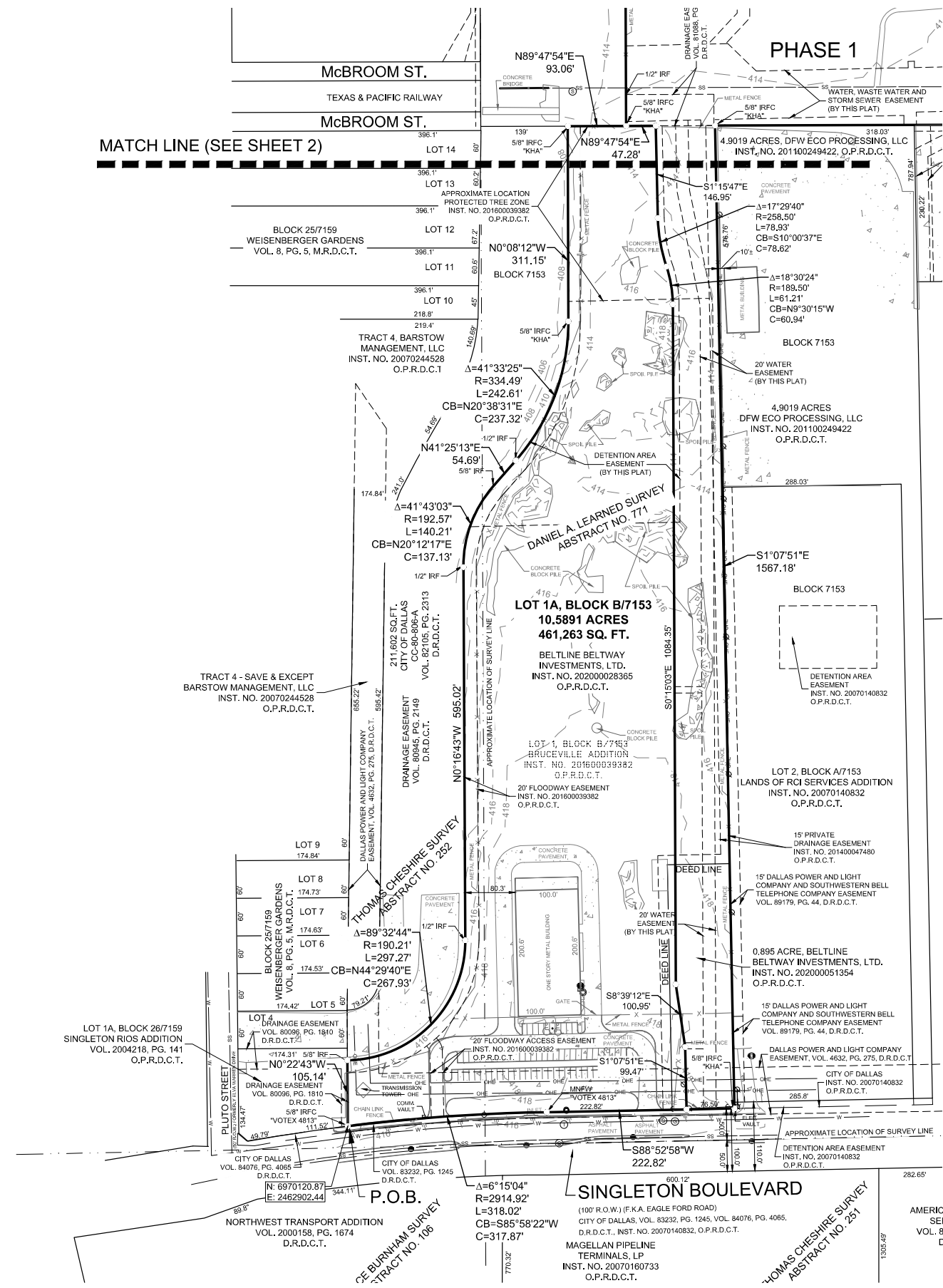
OWNER:
BELTWAY INVESTMENTS, L.T.D.
1902 WASHINGTON AVENUE, SUITE A
DALLAS, TX 77707
PH: (713) 212-1561
CONTACT: CHARLIE MEYER

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PH: (972) 770-13000
CONTACT: DAN GALLAGHER, P.E.
DAN.GALLAGHER@KIMLEY-HORN.COM

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	SRD	DJD	MAR. 2021	069225624	1 OF 5



- LEGEND:**
- ADS = 5/8" IRON ROD WITH 3/4" ALUMINUM DISK STAMPED "B-I ADDN - KHA" SET
 - C.M. = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
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- GENERAL NOTES:**
1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
 4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011) ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
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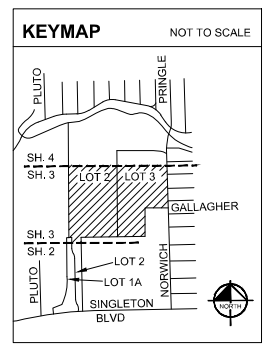
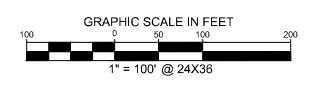
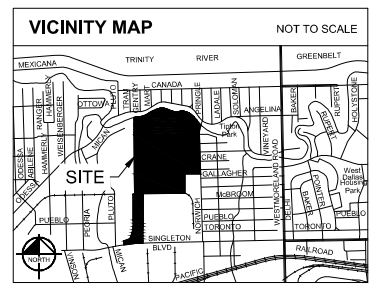
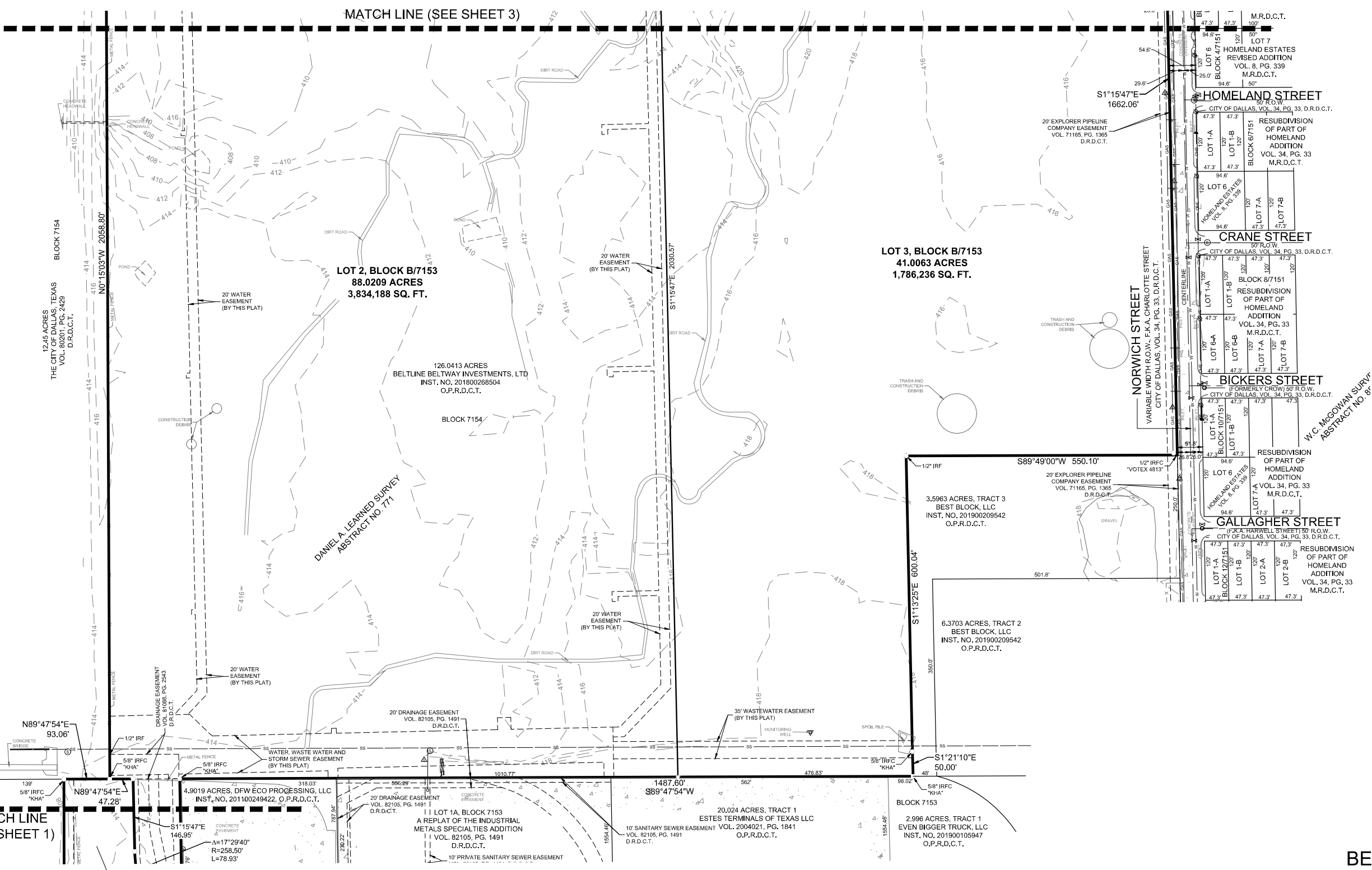
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 CITY PLAN FILE NO. S201-614

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 Fax No. (972) 239-3620
 FIRM # 10115500

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OWNER:
 BELTWAY INVESTMENTS, LTD.
 1902 WASHINGTON AVENUE, SUITE A
 DALLAS, TX 77077
 PH: (713) 212-1561
 CONTACT: CHARLIE MEYER

ENGINEER AND SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TX 75240
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MATCH LINE
(SEE SHEET 1)

MATCH LINE (SEE SHEET 3)

LEGEND:

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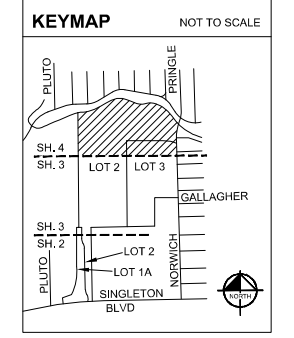
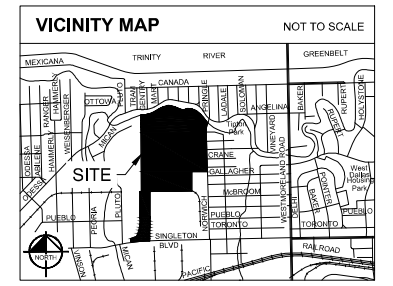
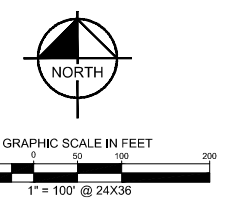
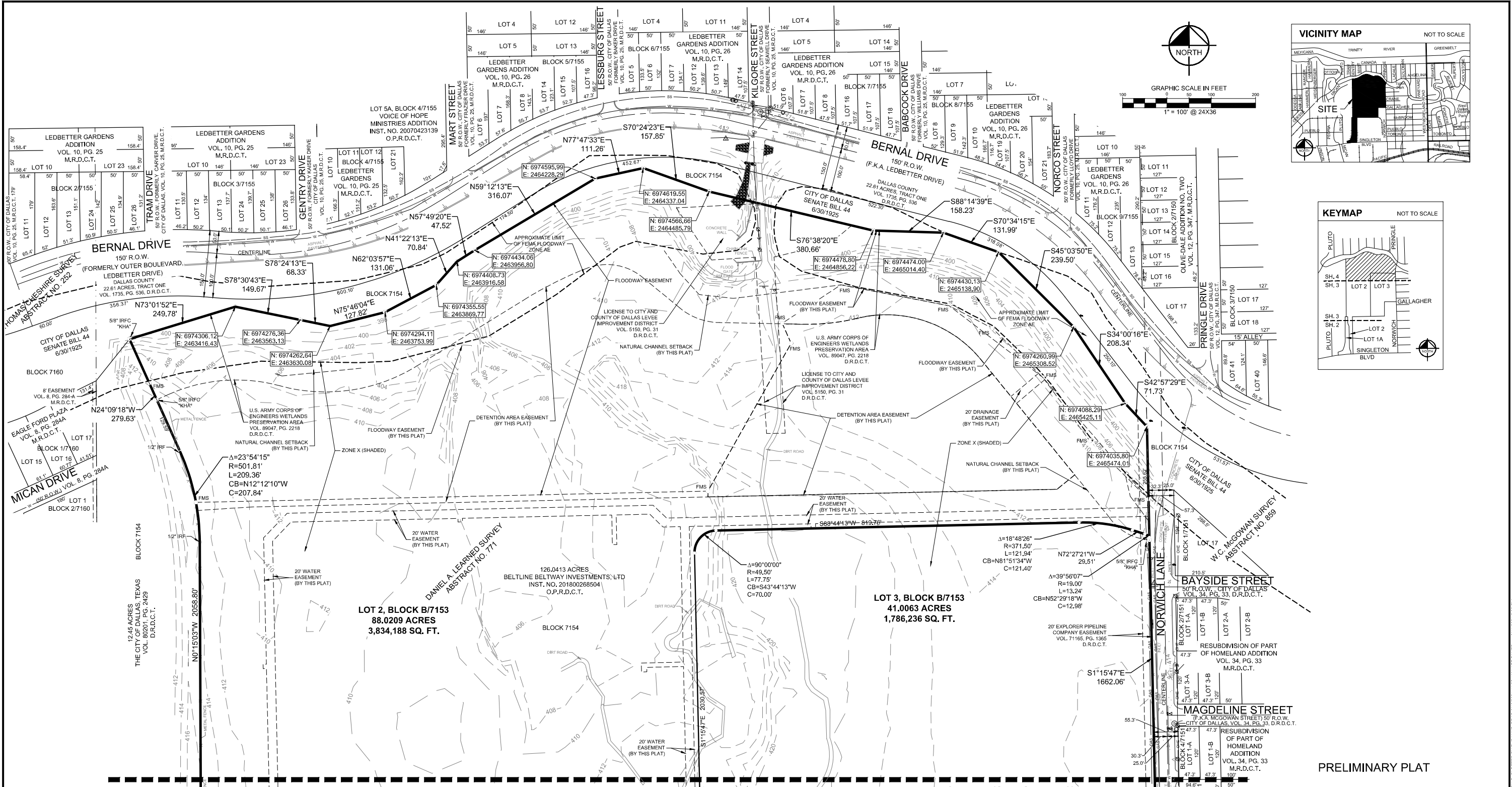
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PH: (713) 212-1561
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LOT 2, BLOCK B/7153
88.0209 ACRES
3,834,188 SQ. FT.

LOT 3, BLOCK B/7153
41.0063 ACRES
1,786,236 SQ. FT.

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DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block B/7153 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block B/7153. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block B/7153, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Detention Area in Block B/7153, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system. The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block B/7153 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block B/7153. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block B/7153, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

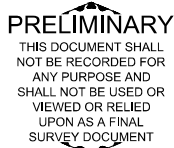
The natural drainage channels and watercourses through Block B/7153, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement. The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.



DAVID J. DE WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
david.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS BELTLINE BELTWAY INVESTMENTS, LTD. is the owner of a tract of land situated in the Daniel A. Learned Survey, Abstract No.771, City of Dallas, Dallas County, Texas; being in City of Dallas Block 7153 and Block 7154; being all of a 126.0413 acre tract of land described in the Special Warranty Deed to Beltline Beltway Investments, Ltd., recorded in Instrument No. 201800268504, Official Public Records of Dallas County, Texas; all of a 0.885 acre tract of land described in the General Warranty Deed to Beltline Beltway Investments, Ltd., recorded in Instrument No. 202000051354, Official Public Records of Dallas County, Texas; all of a tract of land described in the General Warranty Deed to Beltline Beltway Investments, Ltd., recorded in Instrument No. 202000028365, Official Public Records of Dallas County, Texas, same being all of Lot 1, Block B/7153, Bruceville Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201600039382, Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Votex 4813" found in the north right-of-way line of Singleton Avenue (a 100-foot wide right-of-way) (City of Dallas, Volume 83232, Page 1245, Volume 84076, Page 4065, Instrument No. 20070140832) at the southwest corner of said Lot 1, Block B/7153, the southwest corner of said Beltline Beltway Investments, Ltd. tract recorded in Instrument No. 202000028365 and the southeast corner of Lot 1A, Block 26/7159, Singleton Rios Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2004218, Page 141, Official Public Records of Dallas County, Texas;

THENCE departing said north right-of-way line of said Singleton Avenue, with the east line of said Lot 1A, Block 26/7159, the west line of said Lot 1, Block B/7153 and the west line of said Beltline Beltway Investments, Ltd., tract recorded in Instrument No. 202000028365, North 0°22'43" West, a distance of 105.14 feet to a 5/8" iron rod found at the southwest corner of a 211,602 square foot tract of land described in the Agreed Judgment, Case No. CC80-806-A, recorded in Volume 82105, Page 2313, Deed Records of Dallas County, Texas and the westernmost northwest corner of said Lot 1, Block B/7153 and the westernmost northwest corner of said Beltline Beltway Investments, Ltd., tract recorded in Instrument No. 202000028365; and at the beginning of a non-tangent curve to the left having a central angle of 89°32'44", a radius of 190.21 feet, a chord bearing and distance of North 44°29'40" East, 267.93 feet;

THENCE with the southeast and east line of said 211,602 square foot tract, the west line of said Lot 1, Block B/7153 and the west line of said Beltline Beltway Investments, Ltd., tract recorded in Instrument No. 202000028365, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 297.27 feet to a 1/2" iron rod found for corner;

North 0°16'43" West, a distance of 595.02 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right having a central angle of 41°43'03", a radius of 192.57 feet, a chord bearing and distance of North 20°12'17" East, 137.13 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 140.21 feet to a 5/8" iron rod found for corner;

North 41°25'13" East, a distance of 54.69 feet to a 1/2" iron rod found at the beginning of a tangent curve to the left having a central angle of 41°33'25", a radius of 334.49 feet, a chord bearing and distance of North 20°38'31" East, 237.32 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 242.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 0°08'12" West, a distance of 311.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the south line of a 12.45 acre tract of land described in the Special Warranty Deed to the City of Dallas, recorded in Volume 80201, Page 2429, Deed Records of Dallas County, Texas, at the northeast corner of said 211,602 square foot tract, the northwest corner of said Lot 1, Block B/7154 and the northwest corner of said Beltline Beltway Investments, Ltd., tract recorded in Instrument No. 202000028365;

THENCE with the south line of said 12.45 acre tract, the north line of said Lot 1, Block B/7154 and the north line of said Beltline Beltway Investments, Ltd., tract recorded in Instrument No. 202000028365, North 89°47'54" East, a distance of 93.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southeast corner of said 12.45 acre tract and at the southwest corner of said 126.0413 acre tract;

THENCE departing said north line of Lot 1, Block B/7154, the north line of said Beltline Beltway Investments, Ltd., tract recorded in Instrument No. 202000028365, with the east line of said 12.45 acre tract and the west line of said 126.0413 acre tract, the following courses and distances:

North 0°15'03" West, a distance of 2058.80 feet to a 1/2" iron rod found at the beginning of a tangent curve to the left having a central angle of 23°54'15", a radius of 501.81 feet, a chord bearing and distance of North 12°12'10" West, 207.84 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 209.36 feet to a 1/2" iron rod found for corner;

North 24°09'18" West, at a distance of 129.59 feet, passing a 5/8" iron rod with plastic cap stamped "KHA" found, and continuing in all a total distance of 279.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northeast corner of said 12.45 acre tract and the northwest corner of said 126.0413 acre tract;

THENCE with the north line of said 126.0413 acre tract, the following courses and distances:

North 73°01'52" East, a distance of 249.78 feet to a point for corner;
South 78°30'43" East, a distance of 149.67 feet to a point for corner;
South 78°24'13" East, a distance of 68.33 feet to a point for corner;
North 75°46'04" East, a distance of 127.82 feet to a point for corner;
North 62°03'57" East, a distance of 131.06 feet to a point for corner;
North 41°22'13" East, a distance of 70.84 feet to a point for corner;
North 57°49'20" East, a distance of 47.52 feet to a point for corner;
North 59°12'13" East, a distance of 316.07 feet to a point for corner;
North 77°47'33" East, a distance of 111.26 feet to a point for corner;
South 70°24'23" East, a distance of 157.85 feet to a point for corner;
South 76°38'20" East, a distance of 380.66 feet to a point for corner;
South 88°14'39" East, a distance of 158.23 feet to a point for corner;
South 70°34'15" East, a distance of 131.99 feet to a point for corner;
South 45°03'50" East, a distance of 239.50 feet to a point for corner;
South 34°00'16" East, a distance of 208.34 feet to a point for corner;
South 42°57'29" East, a distance of 71.73 feet to a point for corner in the west right-of-way line of Norwich Lane (a variable width right-of-way, formerly Norwich Street, City of Dallas, Volume 34, Page 33, Deed Records of Dallas County, Texas) at the northeast corner of said 126.0413 acre tract;

THENCE with said west right-of-way line of Norwich Lane and the east line of said 126.0413 acre tract, South 1°15'47" East, at a distance 255.62 feet, passing a 5/8" iron rod with plastic cap stamped

"KHA" found for reference, continuing in all a total distance of 1662.06 feet to a 1/2" iron rod with plastic cap stamped "Votex 4813" found at the northeast corner of a 3,5963 acre tract of land described as "Tract 3" in the Special Warranty Deed to Best Block, LLC, recorded in Instrument No. 201900209542, Official Public Records of Dallas County, Texas and at the easternmost southeast corner of said 126.0413 acre tract;

THENCE departing said west right-of-way line of Norwich Lane, with the north line of said 3,5963 acre tract and a southerly line of said 126.0413 acre tract, South 89°49'00" West, a distance of 550.10 feet to a 1/2" iron rod found at the northwest corner of said 3,5963 acre tract and at an interior corner of said 126.0413 acre tract;

THENCE with the west line of said 3,5963 acre tract, and a southeast line of said 126.0413 acre tract, the following courses and distances:

South 1°13'25" East, a distance of 600.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 1°21'10" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the north line of a 2,996 acre tract of land described as "Tract 1" in the Special Warranty Deed to Even Bigger Truck, LLC, recorded Instrument No. 201900105947, Official Public Records of Dallas County, Texas at the southwest corner of said 3,5963 acre tract and the southernmost southeast corner of said 126.0413 acre tract;

THENCE with the north line of said 2,996 acre tract, the north line of a 20,024 acre tract of land described as "Tract 1" in the Deed to Estes Terminals of Texas, LLC, recorded in Volume 2004021, Page 1841, Official Public Records of Dallas County, Texas, the north line of Lot 1A, Block 7153, A Replat of the Industrial Metals Specialties Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 82105, Page 1491, Deed Records of Dallas County, Texas, and the north line of a 4,9019 acre tract of land described in the Special Warranty Deed to DFW ECO Processing, LLC, recorded in Instrument No. 201100249422, Official Public Records of Dallas County, Texas; and the south line of said 126.0413 acre tract, South 89°47'54" West, a distance of 1487.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northwest corner of said 4,9019 acre tract and the northeast corner of said Lot 1, Block B/7153;

THENCE departing the south line of said 126.0413 acre tract, with the west line of said 4,9019 acre tract, the west line of Lot 2, Block A/7153, Lands of RCI Services Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 20070140832, Official Public Records of Dallas County, Texas and the east line of said Lot 1, Block B/7153 and the east line of said 0,895 acre tract, South 1°07'51" East, a distance of 1567.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in said north right-of-way line of Singleton Avenue at the southeast corner of said Lot 1, Block B/7153;

THENCE with said north right-of-way line of Singleton Avenue and the south line of said Lot 1, Block B/7153, the following courses and distances:

South 88°52'58" West, a distance of 299.32 feet to a mag nail with washer stamped "Votex 4813" found at the beginning of a non-tangent curve to the left having a central angle of 6°15'04", a radius of 2914.92 feet, a chord bearing and distance of South 85°58'22" West, 317.87 feet;

In a southwesterly direction with said curve to the left, an arc distance of 318.02 feet to the **POINT OF BEGINNING** and containing 139.6163 acres or 6,081,688 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **BELTLINE BELTWAY INVESTMENTS, LTD.**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **BELTWAY INVESTMENTS ADDITION** an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BELTLINE BELTWAY INVESTMENTS, LTD.,
a Texas limited partnership

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

**BELTWAY INVESTMENTS
ADDITION
LOT 1A, 2, & 3, BLOCK B/7153
BEING ALL OF LOT 1, BLOCK B/7153 OF
BRUCEVILLE ADDITION AND
BEING 139.6163 ACRES SITUATED IN THE
DANIEL A. LEARNED SURVEY
ABSTRACT NO. 771
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-614**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	MAR. 2021	069225624	5 OF 5

OWNER:
BELTLINE BELTWAY INVESTMENTS, LTD.
1902 WASHINGTON AVENUE, SUITE A
DALLAS, TX 77707
PH: (713) 212-1561
CONTACT: CHARLIE MEYER

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PH. (972) 770-13000
CONTACT: DAN GALLAGHER, P.E.
DAN.GALLAGHER@KIMLEY-HORN.COM