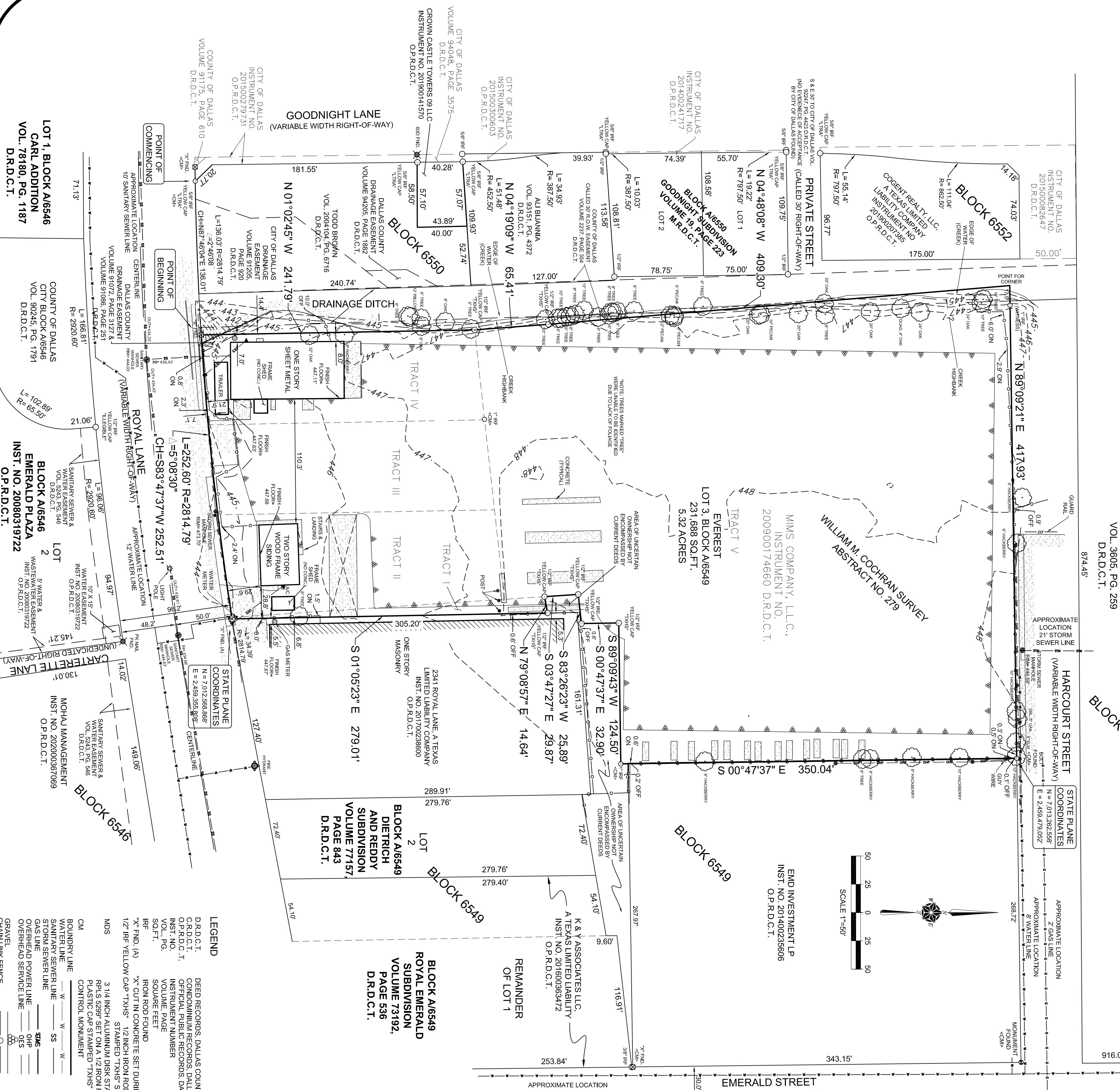


GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot out of 5 unplatted tracts of land.
- 2) Lot to lot drainage will not be allowed without City of Dallas Fencing & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 1.
- 6) City of Dallas Water Dept. Benchmarks used:
  - #279 A City of Dallas Bench Mark is set on top of a concrete curb of a storm sewer drop inlet at the southeast corner of the intersection of Royal Lane and Luna Road.
  - #280 A City of Dallas Bench Mark is set on top of a concrete curb of a storm sewer drop inlet on the south side of Royal Lane and Luna Road.
  - Northings: 7,012,356.674 Eastings: 2,453,943.148 Elevations: 438.59'
  - Northings: 7,012,425.008 Eastings: 2,457,606.580 Elevations: 444.28'



**LEGEND**

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL., PG. = VOLUME, PAGE  
 VOLUME PAGE = VOLUME, PAGE  
 S.O.F.T. = SQUARE FEET  
 IRON ROD FOUND  
 X IN CONCRETE SET FURNISH PREVIOUS SURVEY  
 1/2" IRON YELLOW CAP "TXHS" STAMPED "TXHS" SET DURING PREVIOUS SURVEY  
 3/16" ALUMINUM DISK STAMPED EVEREST & RPLS 5299" SET ON A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER  
 CONTROL MONUMENT

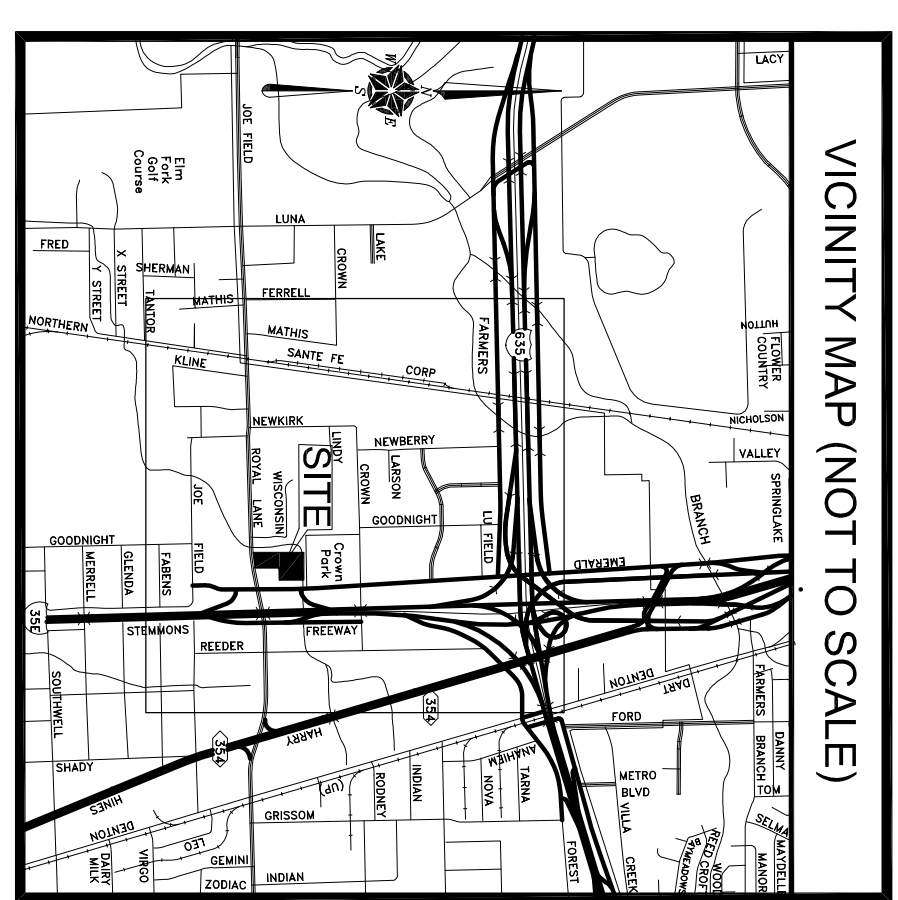
CM = CONCRETE MONUMENT  
 BOUNDARY LINE = W - W - W  
 SANITARY SEWER LINE = SS  
 GAS LINE = GAS  
 OVERHEAD POWER LINE = O.P.L.  
 OVERHEAD SERVICE LINE = O.S.L.  
 GRANITE LINK FENCE = [Symbol]

EDGE OF BUILDING = [Symbol]  
 CONCRETE = [Symbol]

**OWNER**  
 MIMS COMPANY, LLC  
 2333 ROYAL LANE  
 DALLAS, TEXAS 75229-3312

**OWNER**  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 TEXAS HERITAGE SURVEYING, LLC  
 Office 214-340-9700 Fax 214-340-9710  
 xhts@txhs.com  
 Firm #10169300

**DATE:** 03/16/2021 JOB # 16033904 / SCALE= 1"=50' / DRAWN: KO



OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, **Mims Company, L.L.C.**, is the owner of a tract of land situated in the William M. Cochran Survey, Abstract No. 279, in the City of Dallas Block 6549, Dallas County, Texas, being the same tracts of land described as Tracts I, II, III, IV and V in Warranty Deed with Vendor's Lien to Mims Company, L.L.C., recorded in Instrument No. 20090174660 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with yellow plastic cap stamped "TRA" found for the southeast corner of a tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument Number 201500279231, Official Public Records, Dallas County, Texas, same being the current northeast corner of the intersection of the north right-of-way line of Royal Lane (variable width public right-of-way) and the east right-of-way line of Goodnight Lane (variable width public right-of-way); said point being in a non-tangent curve to the left, having a radius of 2814.79 feet, delta angle of 2 degrees 46 minutes 08 seconds and a chord bearing and distance of North 87 degrees 46 minutes 04 seconds, a distance of 136.01 feet;

THENCE along said curve to the left an arc distance of 136.03 feet to an "X" mark in concrete for corner in the said north right-of-way line of Royal Lane, said point being the southwest corner of the herein described tract and being on the east line of an existing drainage ditch and being the POINT OF BEGINNING;

THENCE North 01 Degree 02 Minutes 45 Seconds West, along the east line of said drainage ditch, departing the north right-of-way line of said Royal Lane, a distance of 241.79 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

THENCE North 04 Degrees 19 Minutes 09 Seconds West, continuing along the east line of said drainage ditch, a distance of 65.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

THENCE North 04 Degrees 48 Minutes 07 Seconds West, a distance of 409.30 feet to a point for corner in the south right-of-way line of Harcourt Street (unrecorded dedication)/variable width right-of-way line, from which a 1 inch iron rod found for witness bears South 89 Degrees 43 Minutes 40 Seconds East, a distance of 17.2 feet, said point being the northwest corner of the herein described tract;

THENCE South 89 Degrees 09 Minutes 21 Seconds East, along the south right-of-way line of said Harcourt Street, a distance of 417.93 feet to a bolt found for corner, said point being the northwest corner of a tract of land described in Special Warranty Deed with Vendor's Lien to EMD Investments, LP, recorded in Instrument No. 201400235606, Official Public Records, Dallas County, Texas, same being the northeast corner of the herein described tract;

THENCE South 00 Degrees 47 Minutes 37 Seconds East, along the west line of said EMD Investment, LP tract, passing the southwest corner of said EMD Investments, LP, and continuing for a total distance of 350.04 feet to a 1/2 inch iron rod found for corner, said point being the most northerly southeast corner of the herein described tract;

THENCE North 89 Degrees 09 Minutes 43 Seconds West, a distance of 124.50 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

THENCE South 00 Degrees 47 Minutes 37 Seconds West, a distance of 32.90 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" to the north line of a tract of land described in Special Warranty Deed with Vendor's Lien (with Assignment of Lien to Third Party) to 2341 Royal Lane, L.L.C., a Texas limited liability company, recorded in Instrument Number 201700238600, Official Public Records, Dallas County, Texas;

THENCE South 63 Degrees 26 Minutes 23 Seconds West, a distance of 25.89 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

THENCE South 03 Degrees 47 Minutes 27 Seconds East, a distance of 29.87 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

THENCE North 79 Degrees 08 Minutes 57 Seconds East, a distance of 14.64 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" to the west line of said 2341 Royal Lane tract;

THENCE South 01 Degree 05 Minutes 23 Seconds East, along said west line of 2341 Royal Lane tract, a distance of 279.01 feet to an "X" cut in concrete for corner in the north right-of-way line of said Royal Lane, said point being the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the right, having a radius of 2814.79 feet, a delta of 05°08'30", and a chord bearing and distance of South 83 Degrees 47 Minutes 37 Seconds West, 252.51 feet;

THENCE, in a westerly direction, along the north right-of-way line of said Royal Lane, and along said curve to the right, an arc length of 252.60 feet to the POINT OF BEGINNING and containing 231,688 square feet or 5.32 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **Mims Company, LLC**, does hereby adopt this plat, designating the herein described property as **EVEREST** in the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown hereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police uses, 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 shall be placed on the utility and fire lane easements. The utility and fire lane easements shall be open to the public and shall be used for the purposes indicated for the utility and fire lane easements. The utility and fire lane easements shall be used for the purposes indicated for the utility and fire lane easements. 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 or egress to or from and over the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 service lines 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.

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Mims Company, LLC

By: Bobby Peckert - President  
 STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bobby Peckert, 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 \_\_\_\_\_, 2021.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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 Land Surveyors and the City of Dallas Survey Code, Ordinance No. 19453, as amended, and the City of Dallas Survey Code, Ordinance No. 212, as amended. I have shown hereon any easements which are 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/08/2021)

Gary E. Johnson  
 Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 \_\_\_\_\_, 2021.

PRELIMINARY PLAT  
 EVEREST  
 LOT 3, BLOCK A/6549  
 BEING PART OF CITY BLOCK 6549  
 SITUATED IN THE WILLIAM M. COCHRAN SURVEY,  
 ABSTRACT NO. 279  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-631  
 ENGINEERING PLAN NO. 317T-\_\_\_\_

OWNER  
 MIMS COMPANY, LLC  
 2333 ROYAL LANE  
 DALLAS, TEXAS 75229-3312

DATE: 03/16/2021 JOB # 16033904 / SCALE= 1"=50' / DRAWN: KO