

TRACT I
TXDA ROYAL MHP AND
CCV MHP
INST. NO. 201600172905
O.P.R.D.C.T.

5/8" IRF (RM)
N: 6938073.99
E: 2545066.93

MITCHELL WALLACE
INST. NO. 201700005709
O.P.R.D.C.T.

TRACT II
TXDA ROYAL MHP AND
CCV MHP
INST. NO. 201600172905
O.P.R.D.C.T.

5/8" IRF (RM)
N: 6937399.96
E: 2545092.07

TRACT III
TXDA ROYAL MHP AND
CCV MHP
INST. NO. 201600172905
O.P.R.D.C.T.

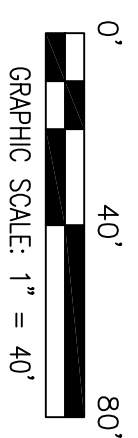
TRACT I
DER PROPERTIES, L.P.
VOL. 2000089, PG. 1887
D.R.D.C.T.

LOT 1, BLOCK 1

3.589 ACRES
156,341 SQ. FT.

TRACT I
DER PROPERTIES, L.P.
VOL. 2000089, PG. 1887
D.R.D.C.T.

TRACT II
DER PROPERTIES, L.P.
VOL. 2000089, PG. 1887
D.R.D.C.T.



DESCRIPTION

BEING a 3.589 acre (156,341 square foot) tract located in the McKinney & Williams Survey, Abstract Number 1006, City of Dallas, Dallas County, Texas and being all of Tract III as described in Special Warranty Deed to DER Properties, L.P., recorded in Instrument Number 201300232464, in the Public Records of Dallas County, Texas (O.P.R.D.C.T.), being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found, being the southeast corner of the herein described tract, being the southeast corner of the City of Dallas Survey, Dallas County, Texas, as recorded in Instrument Number 201300232464, O.P.R.D.C.T., and being the southeast corner of that tract described by Warranty Deed to TXDA Royal MHP and CCV MHP as recorded in Instrument Number 201600172905, O.P.R.D.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the north line as said Waller-Witt Survey, a distance of 129.427 feet to a Point for CONNER; THENCE South 19 degrees 07 minutes 49 seconds East, with the east line of said TXDA Royal MHP and CCV MHP tract, a distance of 629.05 feet to a 5/8-inch capped iron rod set stamped "ADAMS SURVEYING COMPANY LLC", being in the southerly right-of-way line of U.S. Highway 775 (variable width right-of-way);

THENCE South 58 degrees 02 minutes 14 seconds East, with the southerly right-of-way line of said U.S. Highway 775, a distance of 339.28 feet to a Point for Corner being the northwest corner of the aforementioned Tract I of DER Properties, from which a 3/8-inch iron rod found bears South 19 degrees 51 minutes West, 0.655 feet;

THENCE South 00 degrees 07 minutes 49 seconds East, with the western line of said Tract I of DER Properties, a distance of 443.01 feet to the POINT OF BEGINNING and CONTAINING 3.589 acres (or 156,341 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DER Properties, L.P., does hereby adopt this plat, designating the herein described property as JOHN'S TRUCK PARKING AND REPAIR ADDITION in addition to the City of Dallas, Dallas County, Texas, the easements shown hereon are hereby reserved for the purposes indicated, the use of which shall be subject to the terms and conditions set forth herein. The maintenance of paving on the utility and the line 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 assessments 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, fence, trees, shrubs, or other improvements or growths which in any way interfere with the proper operation of any public utility. At any time the City of Dallas may determine that it is necessary for the purpose of maintaining and adding to or removing all or parts of its respective systems without the necessity of any line 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 areas of working space for construction and maintenance of such systems. The City of Dallas shall have the right to install, maintain, repair, replace, and remove any water main or 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

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

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2021.

DER Properties LP,

John Krokhar

Owner

STATE OF TEXAS }

COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Tuong, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this ____ day of _____, 2021.

My commission expires: _____ Notary Public, State of Texas

GENERAL NOTES

1. Bearings hereon are referenced to the northern line of subject tract as determined by found record monumentation per Volume 2000089, Page 1887 of the Deed Records Collin County, Texas, as referenced to Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.
2. Lot to lot drainage will not be allowed without City of Dallas Parking and Drainage Engineering Department approval.
3. Coordinates shown are based on the Texas State Plane Coordinate System, Texas North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. Purpose of this plat is to create one lot from previous unplatted lands.

SURVEYORS STATEMENT

I, John Tuong, 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 Surveying, 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 ____ day of _____, 2021.

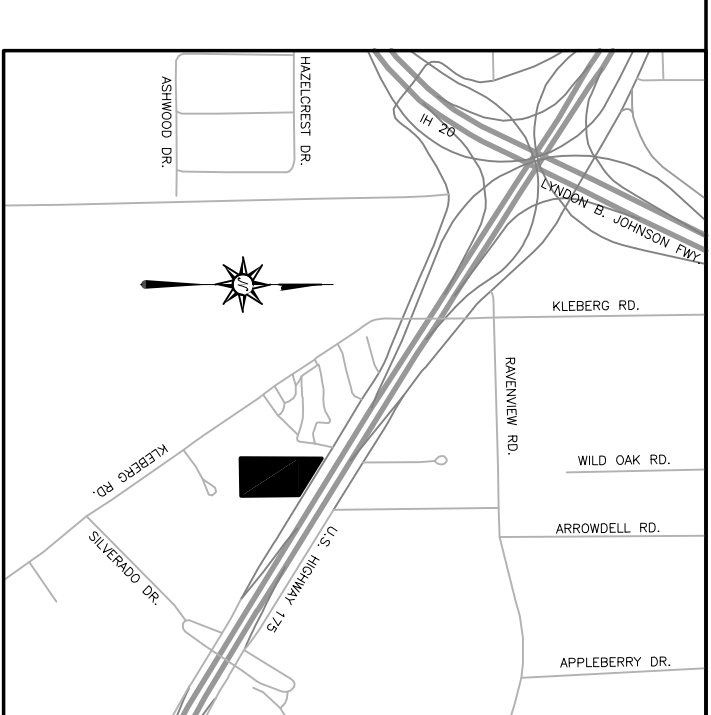
John Tuong, Registered Professional Land Surveyor, 65714

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Tuong, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this ____ day of _____, 2021.

My commission expires: _____ Notary Public, State of Texas



PRELIMINARY PLAT
LOT 1, BLOCK 1
JOHN'S TRUCK PARKING AND
REPAIR ADDITION
3.589 ACRES
MCKINNEY & WILLIAMS SURVEY,
ABSTRACT NO. 1006
CITY OF DALLAS, DALLAS, TEXAS

CITY PLAN FILE NUMBER S201-672
CITY ENGINEER FILE NO.
MAY 20, 2021

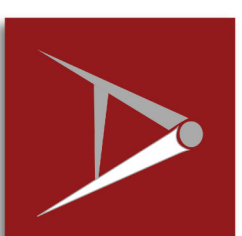
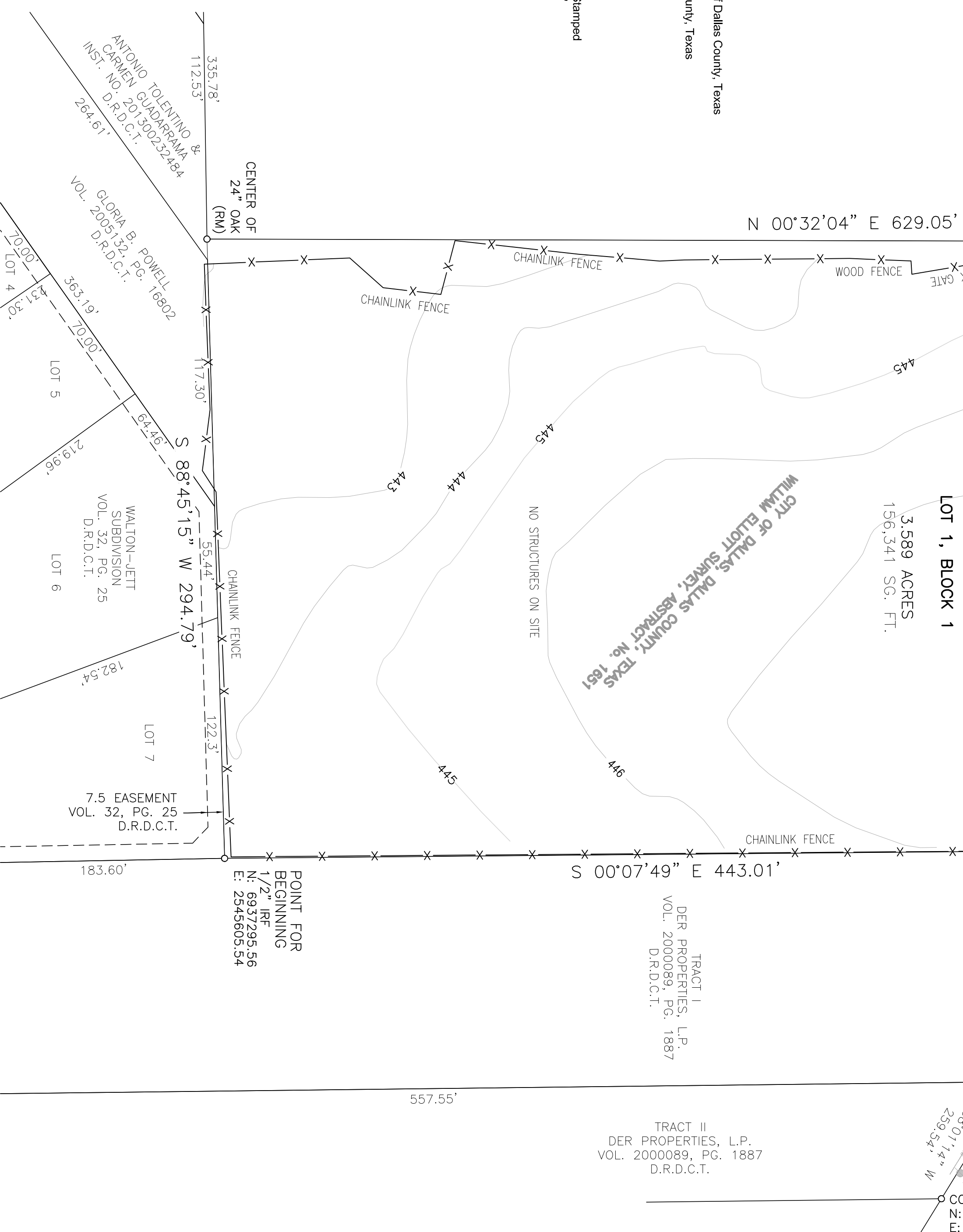
Purpose of this plat is to create one lot from previous unplatted lands.

LEGEND

- O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- Inst. No. = Instrument Number
- VOL. = Volume
- PG. = Page
- CIRS = 5/8-inch Iron Rod Set With Cap Stamped "Adams Surveying Company LLC"
- IRF = Iron Rod Found
- INST. No. = Instrument Number
- SQ.F.T. = Square Feet
- RM = Reference Monument

LEGEND

- WATER METER
- POWER POLE
- OVERHEAD ELECTRIC



Adams
Surveying
Company, LLC

IBPLS Firm Registration No. 10177500

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