

LOT 2, BLOCK 6266
A REPLAT OF PART OF A
SUBDIVISION OF PART OF
CITY BLOCK 6266
VOLUME 6922, PAGE 1395
M.R.D.C.T.

BLOCK 6266
AUTO ZONE LOOP 12
ADDITION
VOLUME 20098, PAGE 80
M.R.D.C.T.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Mona & Nada Corp and Layan Family Corporation, is the owner of a tract of land situated in the Jesse Elam Survey, Abstract No. 444, City Block No. 6265, City of Dallas, Dallas County, Texas, and as described in General Warranty Deed (Cash) to Mona & Nada Corp and Layan Family Corporation, recorded in Instrument No. 201600125417, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 112 inch iron rod found at the northwest corner of said City Block No. 6265 at the intersection of the east right-of-way line of Oklaunion Drive (50 foot right-of-way) and the south right-of-way line of Great Trinity Forest Way (State Highway Loop 12) (variable width right-of-way) and the northwest corner of the herein described tract, also being the beginning of a non-tangent curve to the left having a radius of 28351.72 feet, a central angle of 02 degrees 13 minutes 30 seconds, with a chord that bears North 01 degrees 12 minutes 51 seconds East, 114.11 feet.

Thence continuing along south right-of-way line of Great Trinity Forest Way, and north line of said Block No. 6265 and said non-tangent curve to the left, an arc length of 114.12 feet to a 2 inch brass washer with PK nail found stamped "PIERCE" at the most northern northwest corner of Lot 2, Block 16265 of Cullum-Hamm Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 90027, Page 3434, Deed Records, Dallas County, Texas and described in General Warranty Deed to Chuck Kang and Soon Young Kang, recorded in Volume 2004158, Page 11887, Deed Records, Dallas County, Texas and being the northeast corner of the herein described tract;

Thence South 20 degrees 51 minutes 17 seconds East, departing said south right-of-way line of Great Trinity Forest Way, along the most eastern west line of said Lot 2, Block 16265 and said Kang tract, a distance of 32.70 feet to a 1/2 inch iron rod found at a point for angle;

Thence South 03 degrees 08 minutes 43 seconds East, along said most eastern west line of said Lot 2, Block 16265 and Kang tract, a distance of 93.36 feet to a 3/8 inch iron rod found at the northeast corner of said Kang tract, and being the southeast corner of the herein described tract;

Thence South 86 degrees 23 minutes 43 seconds West, along the most southern north line of said Lot 2, Block 16265 and Kang tract, a distance of 135.13 feet to a 1/2 inch iron rod found at the most western northwest corner of said Kang tract and lying in said east, right-of-way line of said Oklaunion Drive and common west line of the aforementioned Block 6265 and being the southwest corner of the herein described tract;

Thence North 01 degrees 46 minutes 42 seconds East, along said east right-of-way line of Oklaunion Drive and common west line of said Block 6265, a distance of 128.98 feet to the POINT OF BEGINNING and containing 16,336 square feet or 0.375 acres of land.

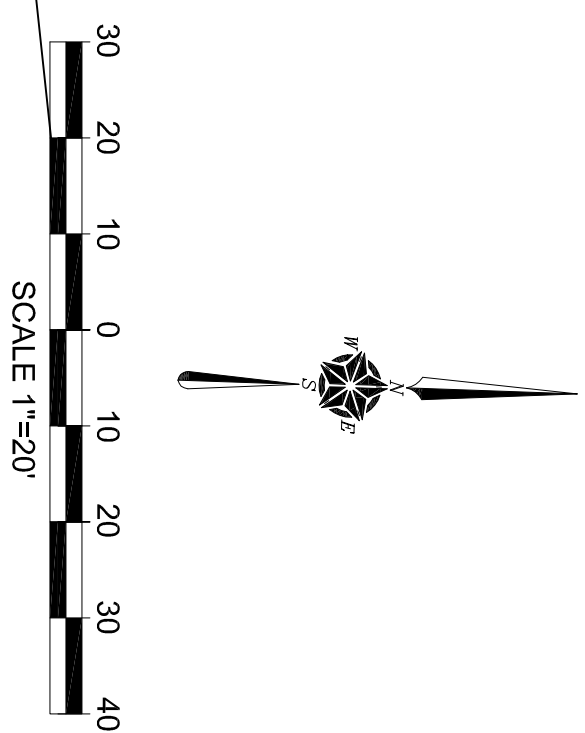
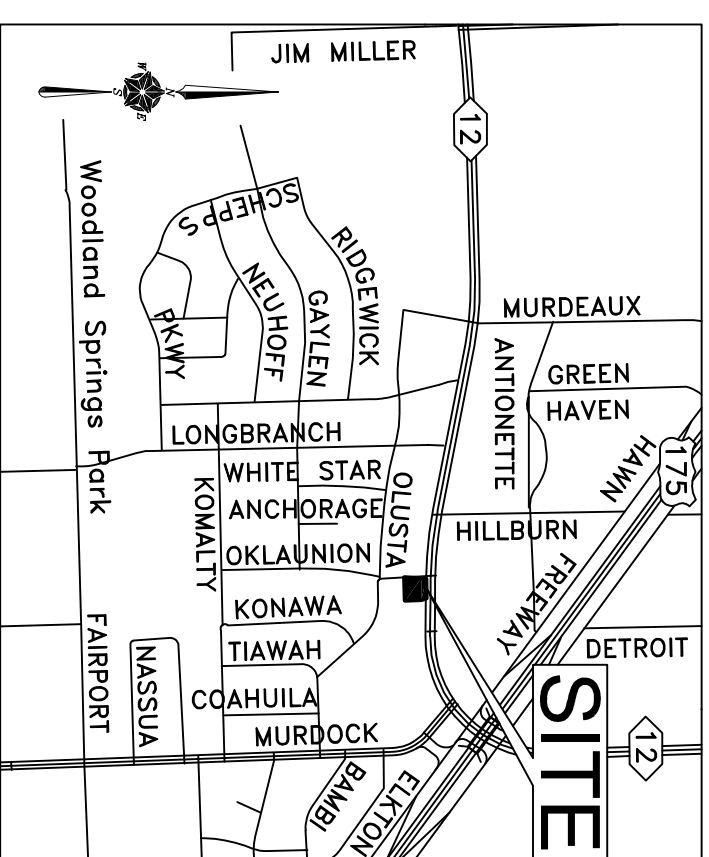
GENERAL NOTES:

- 1) The purpose of this plat is to create one lot from one tract of land.
- 2) Lot-to-lot drainage will not be allowed without City of Dallas Parking and Drainage Engineering Section approval.
- 3) Existing structures on subject tract to remain.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is one.
- 6) City of Dallas Water Utility Benchmarks:
Benchmark No. 58-T-25
Standard Water Department benchmark on concrete curb of storm sewer inlet at northwest corner of the intersection of Hillburn Drive and Second Avenue.
Northing: 6,948,249.474; Easting: 2,525,591.128; Elevation: 440.320
Benchmark No. 58-U-15
Standard Water Department benchmark on radius of concrete curb located at the southeast corner of the intersection of Elam Drive and Pleasant Drive.
Northing: 6,949,555.912; Easting: 2,528,339.325; Elevation: 460.550
- 7) According to the FIRM, No. 4811302610K, the subject property lies in Zone X and does not lie within a Flood Hazard Area.
- 8) There are no trees on the subject tract.

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
<CM>	CONTROLING MONUMENT
IR-FO	IRON ROD FOUND
2 INCH BRASS WASHER WITH PK NAIL	2 INCH BRASS WASHER WITH PK NAIL FOUND STAMPED "PIERCE"
N = NORTHING	N = NORTHING
E = EASTING	E = EASTING
COORDINATES	COORDINATES
BD	BOLLARD
CO	CLEANOUT
WV	WATER VALVE
FF	FINISHED FLOOR
BL	BUILDING LINE
L	LENGTH
R =	RADIUS

OWNER
MONA & NADA CORP AND
LAYAN FAMILY CORPORATION
2148 COUNTRY VIEW LANE
GARLAND, TEXAS 75043



OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Mona & Nada Corp and Layan Family Corporation, acting by and through its duly authorized agent, Ahmed Hamayel, does hereby adopt this plat, designating the herein described property as **SUPER CAR AUDIO AND TINT**, in fee simple, to the City of Dallas, Dallas County, Texas, and do 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 dedicated for the purposes indicated. The utility and fire line 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 parking on the utility and fire 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 easements being hereby dedicated 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 encroach upon, over or across the easements as shown. Any and all other easements on the easements, and all public utilities shall at all times have the full and complete right to use the easements as shown. Any and all other easements on the easements, and all public utilities shall at all times have the full and complete right to use the easements as shown.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2020.
Mona & Nada Corp and Layan Family Corporation
Ahmed Hamayel, Owner

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Ahmed Hamayel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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
My commission expires: _____

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 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-3-817 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.
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. (05/20/2020)

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 _____, 2020.

Notary Public in and for the State of Texas
My commission expires: _____

SUPER CAR AUDIO AND TINT
LOT 3, BLOCK 16265
PART OF BLOCK 6266
JESSE ELAM SURVEY, ABSTRACT NO. 444
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 3111-

SURVEYOR
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