

# OWNER'S CERTIFICATE

Whereas R.G. COLLING, LLC is the sole owner of a 252.814 square foot (5.8038 area) tract. What situated in the John L. Hunt Survey, Abstract No. 588. City of Dallas, Dallas County, Texas, being part of all of tract of land described in a Special Warranty Dead with Vendor's second to the County, Ltc., seared in Instrument of the A. Block/19686, Ollina Properties Recent to Rolls COLLING, Ltc., seared in Instrument 1, 3 & 4. 20lock/19686, Ollina Properties (Recent of Rolls) and A. Block A. Block

BEGINNING at a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "STI" on a 1/2" fron rod set on the westerly right-of-may line of Shady Trail (variable width right-of-may) as created by Volume 27.2070, Page 1010, Deed Records, Dallas County, Taxas) for the northeast carner of soil bot 1 and the southeast carner of Lot 3, Block N/6509, Cannel Subdivision an addition to the City of Dallas Unbash County, Texas, according to the plat recorded in Volume 81036, Page 1602, Deed Records, Dallas County, Texas;

THENCE South 00° 40° 20" East, along the westerly right-of-way line of said Shady Trail, passing at a distance of 310.17 feet of 1/2" iron rod with yellow plastic cap stamped "RLG NUC" set for withress for the northeest carner of a 55 Draingse Easement recorded in Volume (1/2" iron rod with yellow plastic cap stamped "RLG NUC" set for withness for the southeast corner of said 35 Drainge Easement, containing for a total distance of 655.33 feet to a point for the southeast corner of said LCD 4 and the northeast corner of Lot 5, Black H/6509 of said Dunn Properties Industrial Park Revised, from which a found MAG nail bears South 61' 12' 50" East a distance of 0.54 feet;

THENCE South 89: 17' 40" West, departing the westerly line of said Shady Trail and along common line between said Lot 4 and said Lot 5, a distance of 385.66 feet to a point the easterly line of a 100' Utility Essenant recorded in Volume 70011, Page 1962 and Volum 70217, Page 1963. Deed Records, Dalas County, Texas, for the southwesterly corner of sc. Lot 4 and the northwesterly corner of sid Lot 5, from which a found 1/2" iron rod be South 81' 15' 47" East, a distance of 0.61 feet; ng the int on folume f said bears

THENCE North 00° 42° 20" West, along the easterly line of soid 100° Utility distance of 653.10 feet to a 3–1/4" alumnium disk stamped "7.4M/AMO L. NC" and "51" on a 1/2" from rod set for the northwesterly corner of soid L southwesterly corner of Lot 3, Block N/6509 of said Connell Subdivision: ity Easement, ... GOODSON J . Lot 1 and th

THENCE North 89° 15' 33" East, deporting the easterly line of said 100' Utility Easement and along the common line between said Lot 1 and Lot 3, Black NV6509 of said Connell Subdivision, a distance of 386.04 feet to the POINT OF BEGINNING, containing 252,814 square feet or 5,8038 acres, more or less.

LIBRAN R. WADE, a Registered Professional Land Surveyor, licenseed by the State of Tevas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during fled operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of that this plat substantially complies with the Rules and Regulations of the Texas Board and Foreign and Land Surveying, the City of Delas Development Code, See City of Chapter 21.2. In International Code See City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of Chapter 21.2. In International Code, See City of City of City of Chapter 21.2. In International Code, See City of City of

ELMINARY, THIS DOCUMENT SHALL T BE RECORDED FOR ANY PURPOSE O SHALL NOT BE USED OR NEWED RELIED UPON AS A FINAL SURVEY day of

R. Wade Registered Professional Surveyor No. 6098

# STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on to me to be the person whose name acknowledged to me that he executed the expressed and in the capacity stated. this day personally appeared BRIAN R. is subscribed to the foregoing insues some for the purposes and considerc

my hand and seal 2020. of office this the

Votary Public in and for the State of Texas

That R.G. COLLING LLC, octing by and through its duly authorized agent, does hereby adapt this plot, designating the herein described property as 3.11, an addition to the City of Dallas, this plot, designating the herein described property as 3.11, an addition to the City of Dallas, status, and do hereby dedictite, in lee simple, to the public use forever any site east, such as a different property of the purposes indicated, in lee simple, to the public use thereon are hereby reserved for the purposes indicated. The utility and fire and police utilities and police utility and police and police utility as the monotenance of policity and police utilities and police utility as the monotenance of polices, and it is a police utility as the monotenance of polices. It is a police utility as the monotenance of polices utility as the monotenance of the polices utility as the monotenance of efficiency of the policy way may and appear to the finance of the purpose of the policy utilities and police utilities shall and any public utilities shall also three the full right of ingress and egress to or from the sold escentenate of possibility and the purpose of constructing, reconstructing, inspecting, policity utilities and only public utilities and adding to or the purpose of constructing, reconstructing, reconstructing

in and wastewater accements shall also include additional area of working space ion and moniterance of the spietras. Additional essement area is also conveyed in and moniterance of manholes, cleanouts, fire hydrants, water services or services from the main to the curb or parents line, and description of easements herein granted shall be determined by their location as installed. e for d for and such

the

s plat approved : v of Dallas. subject to all platting rules, regulations, and resolutions of

WITNESS Ã Dallas, Texas, this 2020. the day

Ν

R.G. COLLING

Name: Randal

# STATE OF TEXAS COUNTY OF DALLAS

BEFORE the undersigned a Notary Public in day personally appeared Randal Colling, known subscribed to the foregoing instrument and action for the purpose therein expressed and under foregoing certificate are true? n and for the s to me to bu nowledged to m oath stated said County and State, on this be the person whose name is me that he executed the same d that the statements in the

GIVEN UNDER × HAND AND SEAL OF OFFICE this day

# GENERAL NOTES:

- Bearings are based on the Texas Coora of 1983, North Central Zone, NAD 83 (
  2010.00, based on Real-Time Kinematic utilizing AllTerra Virtual Reference Network. rdinate System (2011) EPOCH ic Observations

S4 N

- No existing building on subject tract. Lot to lot drainage will not be allowed without Dallas Paving & Drainage Engineering Section as approval.
- to combine four platted
- Purpose of this plat is into two platted lots. Zoning: Retail - IR - Industrial

9 55

- Coordinates based on Texas System, North Central Zone, N 1983 on grid coordinate val projection. xas State Plane Co e, North American Do values, no scale Coording n Datum ile and of no
- lots.

Front: 15 feet minimum

Side: 30 feet - adjacent to or across alley from R(A), D(A), TH(A), D, H, M(A), 0 feet in all other cases.

Rear: 30 feet - adjacent to or across alley from R(A), D(A), Th(A), Ch, MR(A), 0 feet in all other cases. Setbacks may be greater or lesser dute too exceptions in the Dallas Development Code, exceptions in the Dallas Development Code, exceptions in all of limited to plotted building lines and more resrictive zoning district setbacks in the same block.

The subject tract is depicted within Zone Z. Zone X(shaded) and Zone AE, on the Flood Insurance Rate Map, Map No. ABI13C0170K, dated July 7, 2014. Zone X is defined thereon as "Areas determined to be outside the 0.2% annual chance floodjoilin". Zone X (shaded) "Teass of 0.2% annual chance flood, Areas of 1% annual chance flood with average depths of less than 1 foot or with less than 1 square mile, and areas protected by leves from 1% annual chance flood". Zone AE "Base flood elevations determined".

The location of the flood zone lines were determined by scaling from said fema map. The octual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage, on rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Roymand L. Goodson Jr., Inc. as a result of flooding.

# LOTS 1A & 2A, BLOCK H/6509 REPLAT PRELIMINARY PLAT STI ADDITION

# DUNN PROPERTIES INDUSTRIAL PARK REVISED

LOTS 1, 2, 3, & 4, BLOCK H/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-159 ENGINEERING NO. 311T-

R.G. COLLING LLC 11601 PELLICANO DRIVE #C16 EL PASO. TX 79936 915-276-4006 C/O RANDAL COLLING SURVEYOR:

DATE: APRIL 22, 2020

OWNER:

SCALE: 1" = 40'

RECORDED INST#

2013.022 | E-FILE | 2013.022PP rlg@rlginc.com TX PE REC #F-493 TBPELS REC #100341-00 RAYMOND L. COODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX, 75243 214-739-8100 SHEET 2 OF 2