



**BLUE SKY**  
SURVEYING & MAPPING

BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
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TBPLS REGISTRATION No. 10105700

OWNER  
QUIET PROPERTY DALLAS LLC  
2 POST ROAD WEST  
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~ CURVE TABLE ~

**PRELIMINARY PLAT**  
**QUIET PROPERTY ADDITION**  
**LOT 1, BLOCK 6453**

BEING  
**15.084 ACRES OF LAND OUT OF**  
JAMES S. SHELBY SURVEY - ABSTRACT NO. 1354

CITY OF DALLAS  
DALLAS COUNTY, TEXAS  
CITY FILE # S189-237

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OWNERS CERTIFICATE

STATE OF TEXAS}  
COUNTY OF DALLAS}

WHEREAS QUIET PROPERTY DALLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF ALL THAT CERTAIN 15.084 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JAMES S. SHELBY SURVEY, ABSTRACT NO. 1354, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PART OF CITY BLOCK NO. 6453 AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO QUIET PROPERTY DALLAS, LLC, RECORDED IN INSTRUMENT NO. 201900031554, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET IN THE EAST RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT (FORMERLY MISSOURI-KANSAS- TEXAS RAILROAD, (A 100' RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID QUIET PROPERTY TRACT AND THE SOUTHWEST CORNER OF LOT 16, BLOCK A/6455, WALNUT HILL INDUSTRIAL DISTRICT, INSTALLMENT NO. 3, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 540, PAGE 1954, MAP RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT 100' RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF BLYSTONE LANE (A 60' RIGHT-OF-WAY) BEARS NORTH 15° 28' 34" WEST, A DISTANCE OF 254.69 FEET, AND A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT 100' RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY LINE OF REWARD LANE (A 60' RIGHT-OF-WAY) BEARS NORTH 15° 28' 34" WEST, A DISTANCE OF 679.15 FEET;

THENCE NORTH 88° 26' 21" EAST, ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID BLOCK A/6465, WALNUT HILL INDUSTRIAL DISTRICT, INSTALLMENT NO. 3, A DISTANCE OF 1142.21 FEET TO A 60D NAIL FOUND IN THE WEST RIGHT-OF-WAY LINE OF A 20' ALLEY, FOR THE NORTHEAST CORNER OF SAID QUIET PROPERTY TRACT AND THE SOUTHEAST CORNER OF LOT 11, BLOCK A/6465 IN SAID WALNUT HILL INDUSTRIAL DISTRICT, INSTALLMENT NO. 3;

THENCE SOUTH 00° 26' 45" WEST, ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID 20' ALLEY, A DISTANCE OF 625.42 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF LOT 12, BLOCK 2/6452, DELTA INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT RECORDED IN VOLUME 41, PAGE 111, MAP RECORDS, DALLAS COUNTY, TEXAS, AS DESCRIBED IN A SPECIAL WARRANTY DEED TO FUTURE FOAM, INC, RECORDED IN INSTRUMENT NO. 2014000265473, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID QUIET PROPERTY TRACT AND THE SOUTHWEST CORNER OF SAID 20' ALLEY;

THENCE SOUTH 88° 26' 21" WEST, ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID BLOCK 2/6452, DELTA INDUSTRIAL DISTRICT, AND SAID FUTURE FOAM TRACT, PASSING AT A DISTANCE OF 679.52 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FUTURE FOAM TRACT AND THE NORTHEAST CORNER OF THE NORTH TERMINUS OF DORIC CIRCLE (A VARIABLE WIDTH RIGHT-OF-WAY), AND CONTINUING ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID NORTH TERMINUS OF SAID DORIC CIRCLE, PASSING AT A DISTANCE OF 740.80 FEET THE NORTHWEST CORNER OF THE NORTH TERMINUS OF SAID DORIC CIRCLE AND THE MOST NORTHERLY NORTHEAST CORNER OF LOT 1, BLOCK A/6452, NORTHWEST RAIL OPERATING FACILITY, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 201000050480, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS DESCRIBED IN A GENERAL WARRANTY DEED TO DALLAS AREA RAPID TRANSIT RECORDED IN INSTRUMENT NO. 200600142185, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID DALLAS AREA RAPID TRANSIT TRACT, A TOTAL DISTANCE OF 787.33 FEET TO A 3-1/2 INCH ALUMINUM DISK STAMPED "DART STATION, NWROF, AZB" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID DALLAS AREA RAPID TRANSIT TRACT, ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 67° 59' 58" WEST, A DISTANCE OF 229.68 FEET, HAVING A RADIUS OF 286.48 FEET, A CENTRAL ANGLE OF 47° 15' 53" AND AN ARC DISTANCE OF 236.32 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET IN THE WEST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT 100' RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER SAID QUIET PROPERTY TRACT AND THE NORTHWEST CORNER OF SAID DALLAS AREA RAPID TRANSIT TRACT;

THENCE NORTH 15° 28' 34" WEST, ALONG THE COMMON LINE BETWEEN SAID QUIET PROPERTY TRACT AND SAID DALLAS AREA RAPID TRANSIT 100' RIGHT-OF-WAY, A DISTANCE OF 549.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 657,074 SQUARE FEET OR 15.084 ACRES, MORE OR LESS.

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT QUIET PROPERTY DALLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 6453, QUIET PROPERTY ADDITION, AN ADDITION 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 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 AND UPON 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 SHARED ACCESS AREA EASEMENT SHOWN ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE FIRE LANE, ACCESS, & UTILITY EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

THE 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 \_\_\_\_\_, 2019.

QUIET PROPERTY DALLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_  
NAME

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID PETREE, 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 1890

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 PETREE 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRELIMINARY PLAT  
QUIET PROPERTY ADDITION  
LOT 1, BLOCK 6453

BEING

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