





VICINITY MAP NOT TO SCALE

D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

INST\_NO = INSTRUMENT NUMBER

A.U.&D.E. = ACCESS, UTILITY & DRAINAGE EASEMENT

U.&D.E. = UTILITY & DRAINAGE EASEMENT

CIRF = CAPPED IRON ROD FOUND

TXDOT BRM = TXDOT BRASS MONUMENT FOUND

RCP = REINFORCED CONCRETE PIPE

- Bearings and grid coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum 1983 (2011), Epoch 2010.00, as observed via the WDS North Texas VRS Network. Elevations are referenced to NAVD 88 and computed using GEOID 12B.
- 3. No lot to lot drainage is allowed without Engineering Departments approval.
- 4. The purpose of this plat is to create a single lot out of previously unplatted lands.

According to Map No. 48113C0370K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater 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.

PRELIMINARY PLAT

SAMUELL BOULEVARD BUSINESS PARK LOT 1, BLOCK 4

12.382 ACRES / 539,361 SQ. FT. (ZONED INDUSTRIAL WITH SKYLINE LOGISTICS HUB OVERLAY)

ISAAC BEEMAN SURVEY, ABSTRACT NO. 82 CITY OF MESQUITE, DALLAS COUNTY, TEXAS CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 1 OF 2 July 16, 2019

Adams Surveying Company, LLC

TBPLS Firm Registration No. 10177500

OWNER
BUCKNER BAPTIST BENEVOLENCES
700 N. Pearl Street, Suite 1200
Dallas, Texas 75201
Contact:
Phone:
Phone:

MANHARD CONSULTING, L.L.C. 12225 Greenville Avenue, Suite 1000 Dallas, Texas 75242 Contact: Brian Bridgewater, P.E. Phone: (972) 972-4205

© COPYRIGHT 2019

<u>SURVEYOR</u> Adams Surveying Company, L.L.C. 1475 Richardson Drive, Suite 255 Richardson, Texas 75080. Contact: Chad A. Gulick Phone: (469) 317-0250

## OWNER'S CERTIFICATE

WHEREAS BUCKNER BAPTIST BENEVOLENCES, is the owner of a 12.382 acre tract of land in the Isaac Beeman Survey, Abstract No. 82, Dallas County, Texas, and being part of a tract of land in the Isaac by Deed to Buckner Orphans Home recorded in Volume 2595, Page 436, Deed Records of Dallas County, Texas, (D.R.D.C.T.), and Volume 653, Page 137, D.R.D.C.T. being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2—inch capped iron rod stamped "HALFF" found for the southeast corner of the herein described tract, being the northeast corner of Lot 1, Black 2, Samuell Boulevard Business Park as recorded in Instrument Number 200600316537, Official Public Records of Dallas, County Texas (0.P.R.D.C.T.), and being in the west line of Lot 1, Black 1, Samuell Boulevard Business Park as recorded in Volume 2002241, Page 72, Deed Records of Dallas County, Texas;

THENCE North 83 degrees 31 minutes 04 seconds West along the north line of said Lot 1, Block 2, a distance of 936.13 feet to a 1/2-inch capped iron rod stamped "HALFF" found for corner in the easterly right of way line of Buckner Boulevard (variable width right of woy), said point also being in the easterly line of Parcel 13-1-2, as described by Deed to the State of Texas as recorded in Volume 5110, Page 319, D.R.D.C. 1991.

THENCE along the easterly right of way line of said Buckner Boulevard, the following four (4) calls:

North 28 degrees 19 minutes 41 seconds West, a distance of 35.44 feet to a 1/2-inch iron rod found for the beginning of a non tangent curve to the right;

Along said curve to the right, having a central angle of 08 degrees 57 minutes 49 seconds, a radius of 51.00 feet, an arc length of 79.94 feet, and a chord of North 32 degrees 56 minutes 39 seconds West, 79.86 feet to a TXDOT brass monument found for corner.

North 27 degrees 10 minutes 57 seconds East, a distance of 133.85 feet to a TXDOT brass monument found for the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 11 degrees 23 minutes 01 second, a radius of 790.20 feet, an arc length of 157.00 feet and a chord of North 21 degrees 29 minutes 26 seconds East, 156.74 feet to a TXDOT brass monument found for the southwest end of a corner clip at the intersection of said Buckner Boulevard and the I-30 Eastbound Frontage Road (variable width right of

THENCE North 45 degrees 49 minutes 01 second East, along said corner clip a distance of 168.45 feet to a 1/2-inch capped iron rod stamped "HALFF" found for the northeast corner of said corner clip;

THENCE along the southerly right of way line of said I-30 Eastbound Frontage Road the following five (5) calls:

North 76 degrees 01 minute 02 seconds East, a distance of 25.88 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 04 degrees 35 minutes 54 seconds, a radius of 2,849,79 feet, an arc length of 228.71 feet and a chord of North 78 degrees 18 minutes 59 seconds East, 228.65 feet to a 1/2-inch iron roof found for the end of said curve;

North 80 degrees 36 minutes 56 seconds East, a distance of 170.26 feet to a TXDOT brass monument found for the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 02 degrees 50 minutes 35 seconds, a radius of 5,780.58 feet, an arc length of 286.84 feet and a chord of North 79 degrees 11 minutes 39 seconds East, 286.81 feet to a 1/2-inch iron rod found for the end of said curve;

North 77 degrees 46 minutes 21 seconds East, a distance of 53.81 feet to an "X" cut found for the northeast corner of the herein described tract, and being the northwest corner of a tract described by Special Warranty Deed to Prologis as recorded in Instrument Number 200600006445, O.P.R.D.C.T.;

THENCE South 00 degrees 01 minute 22 seconds West departing the southerly right of way line of said I-30 eastbound Frontage Road and along the west line of said Prologis tract, passing at a distance of 536.02 feet a 1/2-linch capped Iron rod stamped "HALFF" found for the common corner of said Prologis tract and said Lot 1, Block 1 Samuell Business Park, and continuing along the west line of said Lot 1, Block 1, a total distance of 731.70 feet to the POINT OF BEGINNING and containing 12.382 acres (539,361 square feet) of land.

## DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BUCKNER BAPTIST BENEVOLENCES, does hereby adopt this plat designating the herein-described property as SAMUELL BOULEVARD BUSINESS PARK, Lot 1, Block 4, an addition to the City of Mesquite, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving an all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements 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 utilities hall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and 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 ar from and upon said easements for the purpose of constructing, reconstructing, inspecting, part-olling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procouring 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 and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or povement line, and the descriptions of such additional easements herein granted shall be determined by their locations as

The undersigned does coverant and garee that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access assement(s).

This plat approved subject to all platting ordinances, rules, and regulations of the City of Mesquite WITNESS OUR HAND AT \_\_\_\_ \_\_\_\_\_ Texas, this the

Buckner	Baptist	Benevolences
NAME		
TITLE		

BEFORE ME, the undersigned, a Notary Public in and for 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2019.

My commission	expires:
Notary Public S	tate of Texas

# OWNER'S DEDICATION CITY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Now THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Buckner Baptist Benevolences, acting by and through its duly authorized agent, does hereby adopt this plot, designating the herein described property as LOT 1, BLOCK 4, SAMUELL BOULEVARD BUSINESS PARK, 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 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 powing on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, treas, 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, treas, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system to decommend the construction of the property of the purpose of the first thorus of the purpose of public utilities property of the purpose of reading 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 utilities and the public utilities and the public utilities and the public utilities and the public validation of anyone. (Any public utilities and public utilities and the public utilities and the public validation of anyone. (Any public utilities and public utilities and the public util

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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_ 2017.

BUCKNER BAPTIST BENEVOLENCES By: \_\_\_\_\_ NAME, TITLE

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_ Mv commission expires:\_\_\_\_

Notary Public, State of Texas

# CITY OF MESQUITE MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easements shown on this plat as follows:

The Owner agrees to maintain in good structural condition and repair all drainage pipes, including reinforced concrete pipe (RCP) and other drainage piping material. The Owner agrees to repair any defects in the storm drainage piping system, including leaking pipe joints, deflection of flexible pipe diameter in excess of 5% pipe structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage pipe defects within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Meanutife.

The Owner agrees to maintain, repair and remove obstructions in the storm drainage inlet and outlet structures, including but not limited to grate inlets, curb inlets, catch basins, Yinlets, and headwalls. The Owner agrees to repair any defects in the storm drainage inlet or outlet structures and remove obstructions that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage inlet or outlet structural defects and remove obstructions within 30 days after recognition of the problem via inspection by the Owner, and/or the City of

The Owner agrees to maintain and repair concrete channel lining, pilot channels, rock rip—rap, gabions or any other channel lining material and to repair any defects in the channel lining material including undermining, excessive crocking and settlement, structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. Rock rip—rap washed downstream will be replaced as needed to maintain the rock layer thickness as designed. The Owner agrees to repair any defects in the channel lining within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite.

The Owner agrees to maintain and repair channels, ditches and detention or retention ponds and to repair erosion in same by backfilling the eroded area and re—establishing protective vegetation or by armoring the eroded area with gabions, rock rip—rop, concrete or other material approved by the City Engineer. The Owner agrees to repair any eroded areas in the channels, ditches and detention or retention ponds within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesnute

Channels, ditches and detention or retention ponds will be inspected monthly by the Owner to determine vegetation removal maintenance. Removal of willows, cottonwoods or other "woody" vegetation from channels, ditches, detention ponds and retention ponds shall be done at least once a year. Ditches, earthen channels and detention or retention ponds shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

Channels, ditches, detention or retention ponds, inlet and outlet structures and drainage piping will be Crannels, atcnes, actention or retention points, linet and outlet structures and aronage piping will be inspected for debris, trash or debris, trash or debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment become line in detention ponds not to exceed 18-inches before removal is required. Trash or debris shall not be allowed to accumulate and shall be removed within 30 days after recognition for the problem via inspection by the Owner, and/or the City of Mesquite.

The Owner or a representative agent agrees to inspect all drainage facilities every 90 days to identify any obstructions or structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems within 30 days. A copy of the inspection report will be forwarded to Engineering Division within 10 days of the inspection."

All references in this maintenance agreement to repairs to be made "within 30 days" shall mean that the Owner shall commence repairs within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite. The Owner shall diligently work to complete such repairs

# SURVEYOR'S STATEMENT - CITY OF MESQUITE

That I, Chad A. Gulick, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have perpared this plot from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Mesquite, Dallas County, Texas.

WINESS MY HAND AT DALLAS TEXAS this the \_\_\_\_ day of \_\_\_ PRELIMINARY

Chad A. Gulick, Registered Professional Land Surveyor, No. 6021

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Chad A. Gulick, 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 considerations therein expressed and in the capacity threin stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_

My commission expires:

Notary Public, State of Texas

To the County Clerk of Dallas County:

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

Under ordinance adopted by the City of Mesquite on September 3, 1973, the approval of this plat by the City of Mesquite is automatically terminated after the \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.

By Commission	Officer
Attest Secretary	

# SURVEYOR'S STATEMENT - CITY OF DALLAS

I, Chad A. Gulick, 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. 514–8.617 (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 \_\_\_

# **PRELIMINARY**

Chad A. Gulick, Registered Professional Land Surveyor, No. 6021

STATE OF TEXAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Chad A. Gulick, 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 C	OFFICE this the of
My commission evoires:	Notany Public State of Texas

PRELIMINARY PLAT

PRELIMINARY

SAMUELL BOULEVARD BUSINESS PARK LOT 1. BLOCK 4

12.382 ACRES / 539.361 SQ FT. (ZONED INDUSTRIAL WITH SKYLINE LOGISTICS HUB OVERLAY)

> ISAAC BEEMAN SURVEY, ABSTRACT NO. 82 CITY OF MESQUITE, DALLAS COUNTY, TEXAS CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILE NUMBER: S189-302

**SURVEYOR** 

Adams Surveying Company, L.L.C. 1475 Richardson Drive, Suite 255

Richardson, Texas 75080. Contact: Chad A. Gulick

Surveying Company, LLC TBPLS Firm Registration No. 10177500

Adams

JOB No. 19053

BUCKNER BAPTIST BENEVOLENCES 700 N. Pearl Street, Suite 1200 Dallas, Texas 75201
Contact: \_\_\_\_\_
Phone: \_\_\_\_\_

© COPYRIGHT 2019

**ENGINEER** MANHARD CONSULTING, L.L.C. 12225 Greenville Avenue, Suite 1000 Dallas, Texas 75242 Contact: Brian Bridgewater, P.E. Phone: (972) 972-4205