

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS... THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN..."

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GANNON PARTNERS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DON WALK DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS (ADDITION NAME, IN BOLD TYPE) 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...

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...

THIS 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 _____, 2018.

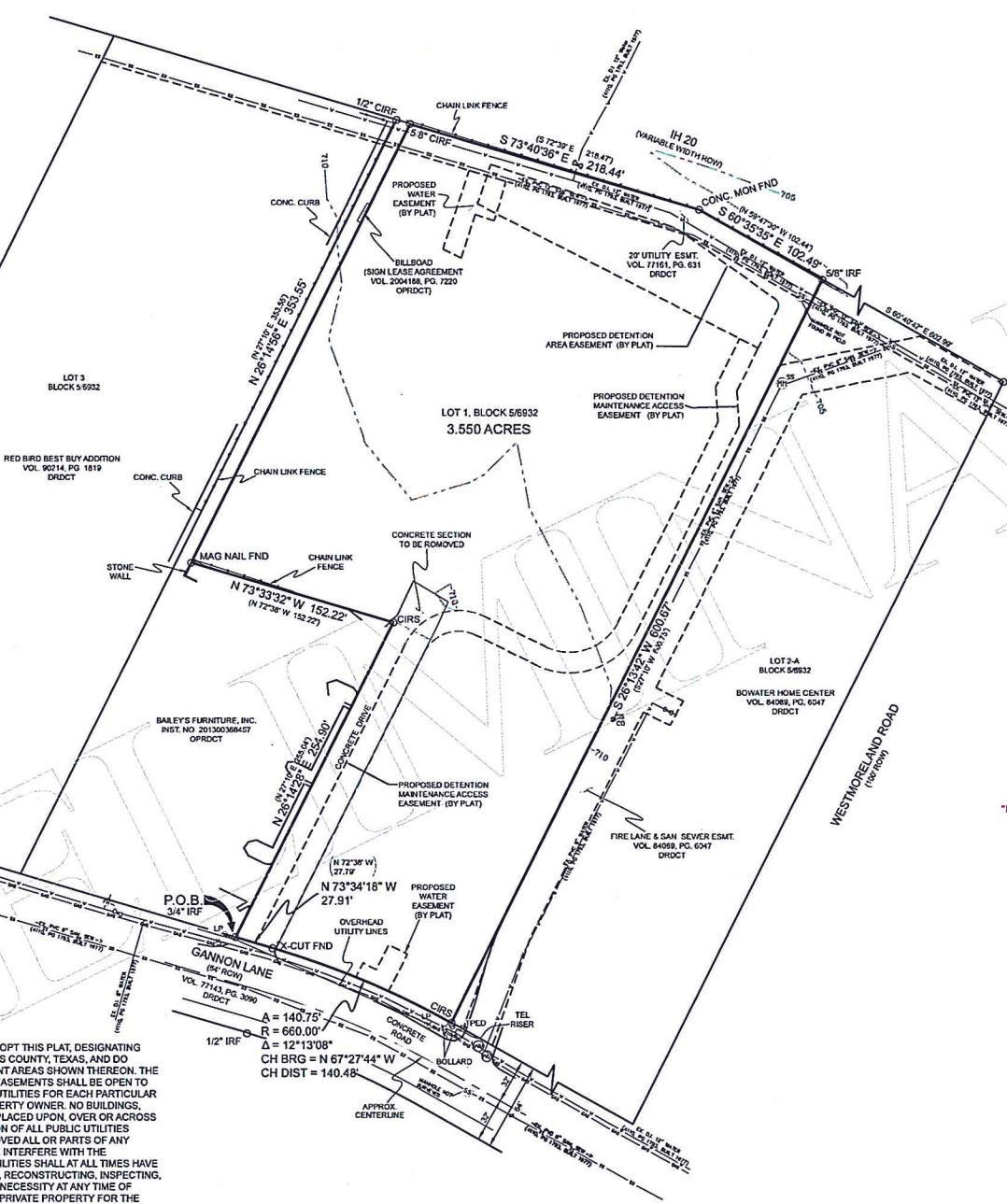
BY: DON WALK, MANAGING PARTNER

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLAUDE ALTON CURTIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



OWNERS CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS: KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DON WALK, IS THE SOLE OWNER OF THAT TRACT OF LAND SITUATED IN THE S. BRANDENBURG SURVEY, ABSTRACT NO. 125, CITY OF DALLAS, DALLAS COUNTY, TEXAS, DALLAS CITY BLOCK 6932 AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO DON WALK, RECORDED IN INSTRUMENT NO. 20070303206, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT), AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND (IRF) FOR THE SOUTHWEST CORNER OF SAID WALK TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BAILEY'S FURNITURE, INC., RECORDED IN INSTRUMENT NO. 201300368457, OPRDCT, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE (ROW) OF GANNON LANE (A CALLED 64 FOOT RIGHT-OF-WAY - VOLUME 77143, PAGE 3090, DEED RECORDS DALLAS COUNTY, TEXAS (DRDCT));

THENCE N 26°14'28" E, ALONG A WEST LINE OF SAID WALK TRACT AND A COMMON EAST LINE OF SAID BAILEY'S FURNITURE TRACT, A DISTANCE OF 254.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID WALK TRACT AND THE COMMON EAST MOST NORTHEAST CORNER OF SAID BAILEY'S FURNITURE TRACT;

THENCE N 73°33'32" W, ALONG A WEST LINE OF SAID WALK TRACT AND A COMMON EAST LINE OF SAID BAILEY'S FURNITURE TRACT, A DISTANCE OF 152.22 FEET TO A MAG NAIL FOUND ON TOP OF A STONE WALL FOR THE NORTH MOST SOUTHWEST CORNER OF SAID WALK TRACT AND A COMMON INTERIOR ELL CORNER OF SAID BAILEY'S FURNITURE TRACT;

THENCE N 26°14'56" E, ALONG A WEST LINE OF SAID WALK AND A COMMON EAST LINE OF SAID BAILEY'S FURNITURE TRACT, A DISTANCE OF 353.55 FEET TO A 5/8" IRON ROD FOUND WITH CAP FOR THE NORTHWEST CORNER OF SAID WALK TRACT AND THE COMMON NORTH MOST NORTHEAST CORNER OF SAID BAILEY'S FURNITURE TRACT, SAME BEING IN THE SOUTH ROW LINE OF INTERSTATE HIGHWAY 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 73°40'36" E, ALONG THE NORTH LINE OF SAID WALK TRACT AND THE COMMON SOUTH ROW LINE OF INTERSTATE HIGHWAY 20, A DISTANCE OF 218.44 FEET TO A CONCRETE MONUMENT FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE S 60°35'35" E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 102.49 FEET TO A 5/8" IRF FOR THE NORTHEAST CORNER OF SAID WALK TRACT AND THE COMMON NORTHWEST CORNER OF BOWATER HOME CENTER, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 84089, PAGE 6047, DRDCT;

THENCE S 26°13'42" W, ALONG THE EAST LINE OF SAID WALK TRACT AND THE COMMON WEST LINE OF SAID BOWATER HOME CENTER TRACT, A DISTANCE OF 900.67 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID WALK TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BOWATER HOME CENTER TRACT, SAME BEING IN THE NORTH ROW LINE OF SAID GANNON LANE, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 29°38'50" W, A DISTANCE OF 660.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID WALK TRACT AND THE COMMON NORTH ROW LINE OF GANNON LANE, AND WITH SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 12°13'08", AN ARC LENGTH OF 140.75 FEET, A CHORD BEARING OF N 67°27'44" W, AND A CHORD LENGTH OF 140.48 FEET TO AN X-CUT FOUND;

THENCE N 73°34'18" W, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 27.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.550 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, JEREMY D. RUCKAN, 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 PRELIMINARY PLAT.

DATED THIS THE 18TH DAY OF JULY, 2018. *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*

JEREMY D. RUCKAN TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6707

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLAUDE ALTON CURTIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

S 189-084 Preliminary Plat

GANNON PARTNERS ADDITION LOT 1, BLOCK 5/6932

ENGINEER: CUMULUS DESIGN 2080 N. HIGHWAY 340, STE 240 GRAND PRAIRIE, TEXAS 75050 214.255.0307

OWNER / DEVELOPER: GANNON PARTNERS, LLC 4000 N. McARTHUR BLVD., STE A132 GRAND PRAIRIE, TX 75028 972.717.7666

OWNER / DEVELOPER: GANNON PARTNERS, LLC 4000 N. McARTHUR BLVD., STE A132 GRAND PRAIRIE, TX 75028 972.717.7666

BEING A PLAT OF THE DEED TO DON WALK, INSTRUMENT NO. 20070303206 OPDCT 3.550 ACRES 1 COMMERCIAL LOT

SITUATED IN THE S. BRANDENBURG SURVEY ABSTRACT NO. 125 CITY BLOCK 6932 CITY OF DALLAS DALLAS COUNTY, TEXAS

JULY 2018