

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PRIM Turnpike West, LLC, is the owner of a 1.301 acre (56,675 square foot) tract of land situated in the James McLaughlin, Abstract No. 847, Dallas County, Texas; said tract being all of that certain tract of land described as "Tract 3" in Special Warranty Deed to PRIM Turnpike West, LLC, recorded in Instrument No. 201500011432, of the Official Public Records of Dallas County, Texas and being part of the City of Dallas Block 7192; said 1.301 acre (56,675 square foot) tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the west right-of-way line of Chalk Hill Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway 30 (a variable width right-of-way); from said point a 1/2-inch iron rod (disturbed) with unreadable yellow cap found bears North 13 degrees, 35 minutes West, a distance of 0.3 feet;

THENCE, South 87 degrees, 43 minutes, 57 seconds West, departing the said west line of Chalk Hill Road and along the said north line of Interstate Highway 30, a distance of 146.16 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being on the east line of Lot 4, Block J/7191 of Eagle Heights Development Co. Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 80 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 18 minutes, 13 seconds West, departing the said north line of Interstate Highway 30 and along the east line of said Eagle Heights Development Co. Addition and the east right-of-way line of Blackhawk Street (a 50 foot wide right-of-way), a distance of 351.07 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being the northeast corner of the terminus of said Blackhawk Street and on the south line of Lot 1, Block 33A/7183 of Eagle Ford Second Addition Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 20070184172 of the said Official Public Records;

THENCE, North 75 degrees, 09 minutes, 34 seconds East, along the said south line of said Lot 1 and the south right-of-way line of a 20 feet wide alley, a distance of 43.02 feet passing the west line of said alley, in all a distance of 53.90 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being along the south line of a 20 feet alley; from said point a 1/2-inch iron rod with yellow "BRITAIN CRAWFORD" cap found bears North 52 degrees, 42 minutes East, a distance of 1.4 feet;

THENCE, North 89 degrees, 49 minutes, 08 seconds East, departing the said south line of a 20 feet alley, a distance of 116.70 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being on the said west right-of-way line of Chalk Hill Road;

THENCE, South 02 degrees, 21 minutes, 10 seconds West, along the said west line of Chalk Hill Road, a distance of 359.67 feet to the POINT OF BEGINNING;

CONTAINING: 56,675 square feet or 1.301 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Luis M. Gonzalez, 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-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Preliminary Plat.

Dated this the _____ day of _____, 2021.

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. RELEASED 10/5/21.

Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

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 Luis M. Gonzalez, 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 AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PRIM Turnpike West, LLC, does hereby adopt this plat, designating the herein described property as TURNPIKE WEST PARKING LOT ADDITION in 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 utilities, 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 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.

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 _____, 2021.

By: Ken Newman

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared Ken Newman, 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 AND SEAL OF OFFICE this _____ day of _____, 2021.

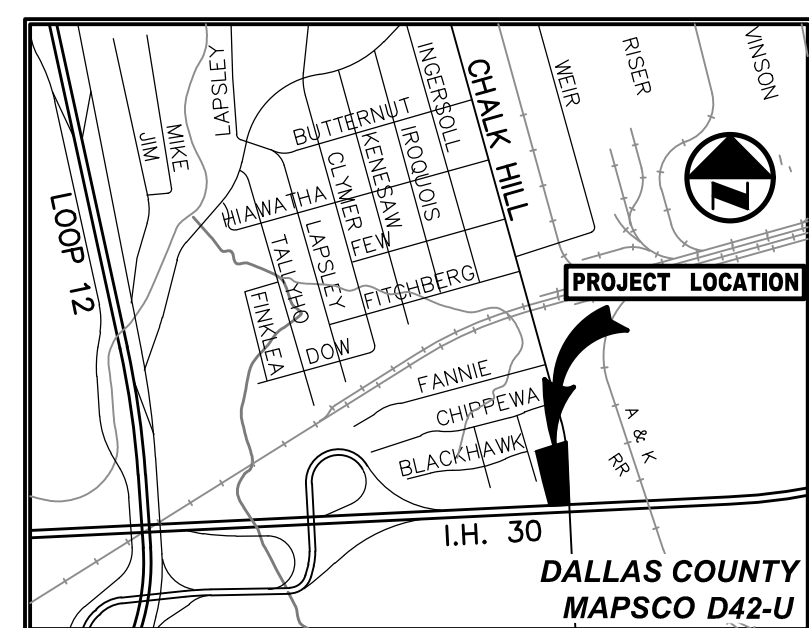
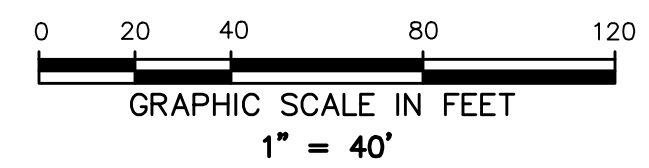
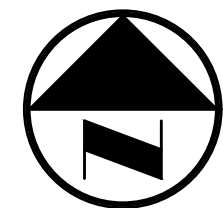
Notary Public in and for the State of Texas

SURVEYOR:

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:

HOLT LUNSFORD COMMERCIAL
5950 BERKSHIRE LANE, SUITE 900
DALLAS, TEXAS 75225
PH: (972) 241-8300
CONTACT: KEN NEWMAN



VICINITY MAP (NOT TO SCALE)

LEGEND

- Legend items including: BLUE PAINT MARK, CONDUIT, ELECTRIC BOX, FIRE HYDRANT, GUY ANCHOR, HAND HOLE ELECTRIC, IRRIGATION CONTROL VALVE, METAL POST, POWER POLE, POWER POLE W/ CROSS ARM, TRAFFIC SIGN, UG GAS MARKER, VAULT, WATER METER, WATER VALVE, WOOD POST, 3-1/4 INCH ALUMINUM DISK STAMPED "PACHECO KOCH T.W.", SET, PROPERTY LINE, EASEMENT LINE, SURVEY ABSTRACT LINE, FENCE, OVERHEAD UTILITY LINE, GUARD RAIL, UNDERGROUND GAS LINE, STORM DRAIN LINE, WATER LINE, SANITARY SEWER LINE, EXIST CONTOUR, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, MAP RECORDS OF DALLAS COUNTY, TEXAS, DEED RECORDS OF DALLAS COUNTY, TEXAS, VOLUME, PAGE, INSTRUMENT NUMBER.

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. RELEASED 10/5/21.

PRELIMINARY PLAT
LOT 1, BLOCK 7192
TURNPIKE WEST
PARKING LOT

ALL OF
TRACT 3, PRIM TURNPIKE WEST LLC
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 847
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-008
ENGINEERING PLAN NO.

Table with columns: DRAWN BY (JM), CHECKED BY (LMG), SCALE (1"=40'), DATE (OCT. 2021), JOB NUMBER (3602-21.516)

GENERAL NOTES

- 1. Bearing system for this survey is based on the North American Datum of 1983 (2011), Texas State Plane Coordinate System, North Central Texas, Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0320 J, Community-Panel No. 480171 0320 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. The purpose of this plat is to create one lot from undeveloped land.
5. The surveyor did not observe any structures on the subject property at the time of the survey.

Vertical text on the left margin: GONZALEZ, LUIS M., 10/5/21, 1:51 PM, W:\DWG\3602-21.516\DWG\SURVEY_C3D_2018\3602-21.516\PP.DWG

Vertical text on the right margin: PRELIMINARY PLAT - LOT 1, BLOCK 7192 TURNPIKE WEST PARKING LOT