



LEGEND

R.O.W.	.....	RIGHT-OF-WAY
D.R.D.C.T.	.....	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	.....	MAP RECORDS, DALLAS COUNTY, TEXAS
INST.	.....	INSTRUMENT
NO.	.....	NUMBER
VOL.	.....	VOLUME
PG.	.....	PAGE
(CM)	.....	CONTROLLING MONUMENT
FD	.....	FOUND
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
WM	.....	WATER METER
WV	.....	WATER VALVE
GW	.....	GUY WIRE
O/H	.....	OVERHEAD
LP	.....	LIGHT POLE
SAN MH	.....	SANITARY SEWER MANHOLE
STM MH	.....	STORM SEWER MANHOLE
FP	.....	FIRE HYDRANT
FH	.....	FIRE HYDRANT
CONC.	.....	CONCRETE
ASPHALT	.....	ASPHALT

NOTES:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

GENERAL NOTES:

- Bearings based on State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (1986).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create a build able lot from 10.336 acres of land.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 on grid coordinate values, no scale and no projection.
- No structures on site.

BENCHMARK: (City of Dallas) Square cut found on center of conc. bridge over Floyd Branch and on south side of Cedarvale Road. Elev. 504.67

BENCHMARK: Square cut on back of curb, center of conc. inlet on the southeast side of Langdon Road, 1270' northeast of the east R.O.W. line of Bonnie View Road. Elev. 494.25

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Southport Properties, L.P. is the owner of that certain tract of land in City Block 8284, situated in the W.F. Newton Survey, Abstract Number 1084, and being the remainder of that same tract of land described in Substitute Trustee's Deed as Tract III (Parcel 95) to Southport Properties, L.P., recorded in Instrument No. 201100113978 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the north corner clip of the intersection of the east R.O.W. line of Bonnie View Road (a 100' R.O.W.) with the southeast R.O.W. line of Langdon Road (a variable width R.O.W.); THENCE N 58°33'45" E, along the southeast line of Langdon Road, at 540.95' passing the northwest corner of that same tract of land described in deed to Linda G. Hinton, recorded in Volume 2002073, Page 4579 of the Official Public Records of Dallas County, Texas, and also being in the center of Sheppard Branch, and continuing along the southeast line of Langdon Road and the northwest line of said Hinton property, a total distance of 606.29'; THENCE along the southeast line of Langdon Road and the northwest line of said Hinton property, the following courses and distances:

- S 31°26'19" E, 25.00' to a point;
- N 58°33'45" E, 110.00' to a point;
- N 46°53'18" E, 123.55' to a point;
- N 58°33'45" E, 335.02' to a 1/2" iron pipe found for corner and the POINT OF BEGINNING;

THENCE N 58°33'45" E, 91.95' along the southeast line of Langdon Road to a 5/8" iron rod found at the northwest corner of that same tract of land described in deed to ATC Realty Investments, LLC, recorded in Instrument No. 201600051626 of the Official Public Records of Dallas County, Texas;

THENCE S 19°41'27" E, 398.17' along the west line of said ATC Realty Investments, LLC property to a 1/2" iron rod found for corner;

THENCE S 04°20'12" E, 825.38' along the west line of said ATC Realty Investments, LLC property to a 1/2" iron rod found for corner in the north line of City Block 8281 of Old Carolina Plantations addition (unrecorded);

THENCE S 85°48'40" W, 754.75' along the north line of City Block 8281 of Old Carolina Plantations addition (unrecorded) to the southeast corner of that same tract of land described in deed to DLH Logistics LLC, recorded in Instrument No. 201700256958 of the Official Public Records of Dallas County, Texas; said point being in Sheppard Branch;

THENCE along the east line of said DLH Logistics LLC property and along Sheppard Branch the following:

- N 51°00'33" E, 98.29' to a point for corner;
- N 22°55'35" E, 130.50' to a point for a corner;
- N 08°24'28" W, 127.00' to a point for a corner;
- N 68°05'28" W, 178.34' to a point for a corner;
- N 08°05'34" E, 58.54' to the southwest corner of the aforementioned Linda G. Hinton property;

THENCE N 58°59'35" E, 761.60' along the south line of said Hinton property to a 1/2" iron rod found for a corner;

THENCE N 19°36'27" W, 397.30' along the east line of said Hinton property to the Point of Beginning and containing 478,634 square feet or 10.988 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Southport Properties, L.P., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CAPA CONCRETE 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 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 _____, 2018.

Southport Properties, L.P.

Norma Carreno, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Norma Carreno, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
CAPA CONCRETE ADDITION
LOT 1 BLOCK A/8284

AN ADDITION OF 10.988 ACRES IN CITY BLOCK 8284, SITUATED IN THE W. F. NEWTON SURVEY, ABSTRACT NO. 1084, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 189-058

DEVELOPER	ENGINEER
CAPA CONCRETE, INC. 2727 LBJ FREEWAY, STE. 780 FARMERS BRANCH, TEXAS 75234 karina.capaconcrete@gmail.com	KJE ENVIRONMENTAL & CIVIL ENGINEERING 500 MOSELEY ROAD CROSS ROADS, TEXAS 76227 michael@kjenvironmental.com

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	DATE: 9/29/18 JOB NO. 18081
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