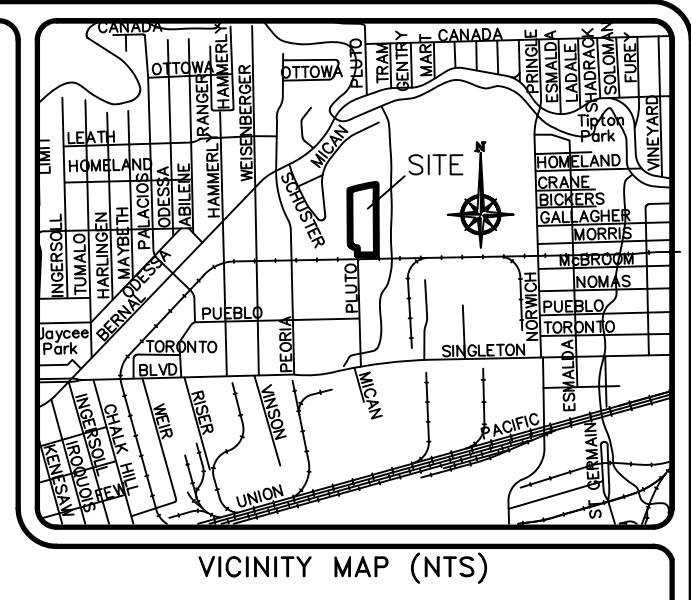


LEGEND	
IRSCR	5/8" IRON ROD SET AS REFERENCE WITH CAP STAMPED "RPLS 3963"
IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
ADF	3" ALUMINUM DISK FOUND STAMPED "JACOBS IRON AND METAL ADDITION RPLS 6122"
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
P.C.D.M.	PER CITY OF DALLAS MAPS
PFC	POINT FOR CORNER



**Legal Description:**

WHEREAS ANANI LLC, AND LISTOCOON GROUP INC. are the owners of a 17.114 acre tract of land situated in the Thomas Cheshire Survey, Abstract No. 252 and the Dan A. Learned Survey, Abstract No. 771, Dallas County, and being all of Lot 15A, Block 6/7160, Jacobs Iron and Metal Addition, an addition to the City of Dallas, Dallas County Texas according to the Plat Recorded as Instrument No. 201500135932 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), including a called 4.686 acre tract described in a Warranty Deed to Listocoon Group Inc., recorded as Instrument No. 202200135205 (O.P.R.D.C.T.), and also being a part of a called 21.168 acre Tract 2 described in a Deed to Anani LLC recorded as Instrument No. 202200044295, (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "Peiser Surveying" found in the north right-of-way line of Morris Street (30' unimproved R.O.W.) at the southeast corner of said Lot 15A and 4.686 acre tract, common to the southwest corner of that certain tract of land described in a Deed to the City of Dallas (COD Tract) recorded in Volume 80201, Page 2429 of the Deed Records of Dallas County Texas (D.R.D.C.T.);

THENCE, S 89 degrees 45 minutes 39 seconds W, with the north line of said Morris Street and south line of said Lot 15A and a 4.686 acre tract, a distance of 386.10 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the lower southwest corner of said Lot 15A and 4.686 acre tract at the southeast end of a corner clip at the intersection of north line of said Morris street with the easterly line of a Schofield Drive (a 50-foot unimproved right-of-way), from which a 3" Aluminum Disk stamped "Jacobs Iron and Metal Addition, bears S 00 degrees 44 minutes W, a distance of 0.68 feet;

THENCE in a northerly direction, along and with the easterly lines of said Schofield Drive and the westerly lines of said Lot 15A and said 4.686 acre tract, the following courses:

N 45 degrees 16 minutes 46 seconds W, along said corner clip a distance of 14.15 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the northwest end thereof, from which a 3" Aluminum Disk stamped "Jacobs Iron and Metal Addition, bears South 75 degrees 37 minutes East, a distance of 0.71 feet;

N 00 degrees 19 minutes 12 seconds W, a distance of 140.53 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner, said point being in a curve to the right having a radius of 135.00 feet and a chord which bears N 79 degrees 39 minutes 27 seconds W a distance of 77.39 feet;

In a northwesterly direction along the arc of said right-of-way and curve having a central angle of 33 degrees 18 minutes 45 seconds, an arc distance of 78.49 feet, to a 3" Aluminum Disk stamped "Jacobs Iron and Metal Addition", found for corner at the end of said curve;

N 63 degrees 00 minutes 06 seconds W, a distance of 30.23 feet, to a point for corner at the beginning of a curve to the right having a radius of 85.00 feet and a chord which bears North 31 degrees 39 minutes 39 seconds West a distance of 88.42 feet, from which a 3" Aluminum Disk stamped "Jacobs Iron and Metal Addition, bears S 37 degrees 15 minutes W, a distance of 0.32 feet;

In a northwesterly direction along the arc of said right-of-way and curve having a central angle of 62 degrees 40 minutes 49 seconds, an arc distance of 92.99 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the end of said curve, from which a 3" Aluminum Disk stamped "Jacobs Iron and Metal Addition", bears S 49 degrees 58 minutes W, a distance of 0.50 feet;

N 00 degrees 19 minutes 12 seconds W, at 167.59 feet, passing a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the northwest corner of said 4.686 acre tract, and continuing along the east line of said Schofield Drive and the west line of Lot 15A for a total distance of 1095.02 feet to a 3" Aluminum Disk stamped "Jacobs Iron and Metal Addition found for corner at the northwest corner of said Lot 15A, also common to the south line of T. & P. Railroad Spur a 50' right-of-way abandoned, said corner also being the beginning of a curve to the right having a radius of 3794.48 feet and a chord which bears N 77 degrees 25 minutes 42 seconds E, a distance of 557.70 feet;

THENCE, in an easterly direction along the arc of said right-of-way and Lot 15A with a curve having a central angle of 08 degrees 25 minutes 43 seconds, an arc distance of 558.20 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the northeast corner of said Lot 15A, and also being in the west line of said (COD tract);

THENCE along the east lines of said (COD tract) and the west lines of said Lot 15A, the following courses;

S 00 degrees 19 minutes 12 seconds E, a distance of 351.75 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner;

S 89 degrees 45 minutes 39 seconds W, a distance of 8.00 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner;

S 00 degrees 19 minutes 12 seconds E, a distance of 60.00 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner;

N 89 degrees 45 minutes 39 seconds E, a distance of 8.00 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner;

S 00 degrees 19 minutes 12 seconds E, at 635.11 feet, passing the northeast corner of said 4.686 acre tract and continuing for a total distance of 1056.42 feet to the POINT OF BEGINNING and containing 745,465 square feet or 17.114 acres of land.

**NOTES:**

- Basis of Bearing are the State plane coordinate system, North Texas Central Zone 4202, North American Datum of 1983, on Grid Coordinate values, No scale and no Projection.
- Coordinates are based on Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Lot-to-Lot drainage will not be allowed without city of Dallas paving and drainage engineering section approval.
- Contours were obtained from 2018 USGS Lidar.
- Subdivision of a platted lot in the City of Dallas greater than 3 acres is subject to the approval and platting process as required by the City of Dallas. Building permits will be withheld until this process is completed and approved by the City and the Plat is filed in the County records. Surveyor has performed no research to determine that subject tract is in compliance with city specifications.
- Plat recorded in Instrument No. 201500135932 has notes about easements and right-of-ways abandoned by Ordinance No. 15232. Plat also adds in parenthesis (easements retained) See copy of Plat. There was no visible evidence of any utilities lying within the limits of the 16' easement and the 60' easement now known as Homeland Street (formerly Stalin Drive) as shown on said Plat.
- The purpose of this Plat is to create 3 Lots out of lot 15A, Block 6/7160 of Jacobs Iron and Metal Addition recorded as Instrument number 201500135932.
- No trees to be removed during the construction of this project.

**OWNER/CONTACT:**  
LISTOCOON GROUP INC.  
3080 S BELTLINE ROAD, DALLAS, TEXAS, 75253  
214-869-0504

**ANANI LLC**  
10361 BICKHAM ROAD, DALLAS, TEXAS, 75220  
214-212-6490

**SURVEYOR:**  
R.C. MYERS SURVEYING, LLC  
"Registered Professional Land Surveyors"  
488 ARROYO COURT (214) 532-0636 Voice  
SUNNYVALE, TEXAS 75182 Firm No. 10192300  
Job No.: 536 Date: 11/14/22  
Robert "Calvin" Myers, RPLS 3963  
rcmysurveying@gmail.com

**Preliminary**  
**REPLAT OF JACOBS IRON AND METAL ADDITION LOTS 1-3, BLOCK 6/7160**  
Being a Replat of Lot 15A, Block 6/7160  
of Jacobs Iron and Metal Addition. Instrument No. 201500135932  
Being a 17.114 acre tract of land situated in the City Block 6/7160  
Thomas Cheshire Survey, A-252 & Dan A. Learned A-771  
City of Dallas, Dallas County, Texas  
City File Plan No. S223-026  
Engineering Plan No. xxxxxx