





## OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS § WHEREAS Cantex 9800S, LLC and 3MB, L.P. are the sole owners of a tract of land situated in the BENJAMIN N SURVEY, ABSTRACT NO. 932 and the ABSOLEM SMITH SURVEY, ABSTRACT NO. 1347, in the City of Dallas County, Texas, and being all of a tract of land described in Limited Warranty Deed to RB RC, L.P. as recorded in 2004001, Page 11110, Official Public, Dallas County, Texas, and in Limited Warranty Deed to 3MB, L.P. as recor Volume 95231, Page 5239, Official Public, Dallas County, Texas, and being more particularly described as follow BEGINNING at a standard City of Dallas 3 1/4-inch aluminum monument stamped "RC RB ADDITION RPLS 571 for the Southeast corner of said RB RC, L.P. tract on the Southwest right-of-way of Interstate Highway 35E (Sten Freeway), a variable width right-of-way, said point being the Northeast corner of Lot 1, Block C/5796, Rosebriar F recorded in Volume 2001128, Page 31, Deed Records, Dallas County, Texas;

Crossing, an Industrial Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Plat t

THENCE South 87 degrees 59 minutes 34 seconds West, departing the Southwest right-of-way of said Interstate Highway 35E, along the South line of said RB RC, L.P. tract and the North line of said Lot 1, Block C/5796, a dista 947.12 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "CANTEX 9800 ADDITION RPL set for the Southwest corner of said RB RC, L.P. tract and the Northwest corner of said Lot 1, Block C/5796, said being on the East line of a tract land described in deed to Dallas Power & Light Company as recorded in Volume Page 372, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 42 minutes 57 seconds West, along the West line of said RB RC, L.P. tract and the E of said Dallas Power & Light Company tract, a distance of 1,061.95 feet to a standard City of Dallas 3 1/4-inch alu monument stamped "CANTEX 9800 ADDITION RPLS 5714" set for the North corner of said RB RC, L.P. tract on Southwest right-of-way of said Interstate Highway 35E;

THENCE South 43 degrees 00 minutes 57 seconds East, along the Northeast lines of said RB RC, L.P. and said L.P. tracts and the Southwest right-of-way of said Interstate Highway 35E, a distance of 1,406.93 feet to the POIN BEGINNING.

CONTAINING within these metes and bounds 11.542 acres or 502,770 square feet of land, more or less. Bearing hereon are based upon an on-the-ground Survey performed in the field on the 17th day of August, 2021, utilizing bearing related to the State Plane Coordinate System, North Texas Central Zone (4202), North American Datum adjustment realization 2011.

## **OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cantex 9800S, LLC and 3MB, L.P., acting by and through their duly authorized agents, Sam Cheema and F Adams, does hereby adopt this plat, designating the herein described property as CANTEX 9800 ADDITION, an to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any s alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or of improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as sh Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiri use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

## **Floodway Easement Statement**

The existing water courses, creek or creeks described as Floodway Easement traversing along Block B/6964 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block B/6964. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block B/6964, unless approved by the Directors of Development Services, and Water Utilities; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block B/6964, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat

	This plat approved subject to all platting ordinance	s, rules, regulation	s, and resolutions of the City of Dallas.	
	WITNESS, my hand at Dallas, Texas, this the	day of	, 2022.	
MERRILL as, Dallas n Volume	Cantex 9800S, LLC  By:		_	
orded in ws:	Sam Cheema, COO			
14" set mmons	STATE OF TEXAS § COUNTY OF DALLAS §			
River thereof	Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally a Cheema, known to me to be the person whose name is subscribed to the foregoing instrument and acknowled that he executed the same for the purpose and considerations therein expressed.			
e tance of PLS 5714"	Given under my hand and seal of office, this	_ day of	, 2022.	
d point 3319,	Notary Public in and for the State of Texas			
East line luminum	My Commission Expires On:			
n the	WITNESS, my hand at Dallas, Texas, this the	day of	, 2022.	
d 3MB, NT OF	3MB, L.P.			
go obourn	By: Robert D. Adams, Director		_	
gs shown g a G.P.S. n of 1983,	STATE OF TEXAS § COUNTY OF DALLAS §			
	Before me, the undersigned authority, a Notary Pu Robert D. Adams, known to me to be the person w acknowledged to me that he executed the same fo	hose name is sub	scribed to the foregoing instrument and	
	Given under my hand and seal of office, this	_ day of	, 2022.	
Robert D.  addition  streets,  the	Notary Public in and for the State of Texas			
and g on the other shown. iring to fences,	My Commission Expires On			

SURVEYOR'S STATEMENT	
prepared under my direct super- operations and other reliable do the Texas Board of Professiona 19455, as amended), and Texas hereon was either found or place	ed Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was vision, from recorded documentation, evidence collected on the ground during field cumentation; and that this plat substantially complies with the Rules and Regulations of I Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. s Local Government Code, Chapter 212. I further affirm that monumentation shown ed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the day of	, 2022.
PRELIMINARY, this document upon as a final survey document.  Leonard J. Lueker Registered Professional Land S Texas Registration # 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite Dallas, Texas 75230 (972) 490-7090	urveyor
STATE OF TEXAS § COUNTY OF DALLAS §	
	hority, a Notary Public in and for the State of Texas, on this day personally appeared to be the person whose name is subscribed to the foregoing instrument and

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_

Notary Public in and for the State of Texas

My Commission Expires On:

**PLAT NDDI1**( 6498 FRELIMINARY P FEX 9800 AI LOT 1, BLOCK (

Winkelmann & Associates, Inc. Cantex 9800S, LLC 6750 Hillcrest Plaza Drive Suite 215 Dallas, Texas 75257 Dallas, Texas 75230 Sam Cheema, COO (972) 490-7090

(214) 277-3447

1150 Empire Central Pl. #112 P.O. BOX 541208 Dallas, Texas 75354 Robert D. Adams scheema@cantexcapital.com rob@rosebriar.com (573) 268-9928

PRELIMINARY PLAT **CANTEX 9800 ADDITION** 

LOT 1, BLOCK 6498 BEING 11.542 ACRES OUT OF THE BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932 AND THE ABSOLEM SMITH SURVEY, ABSTRACT NO. 1347 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S223-032

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