

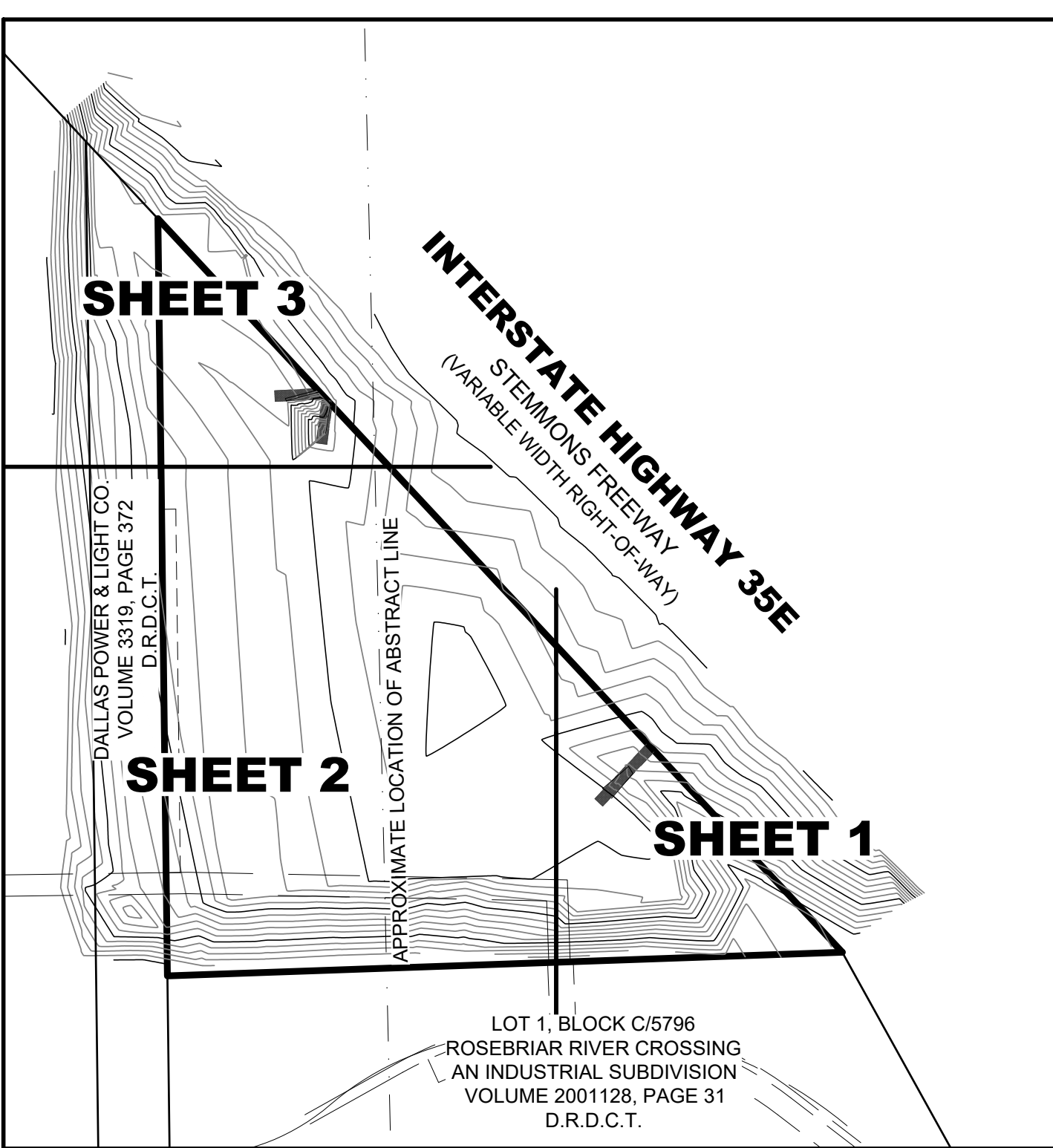
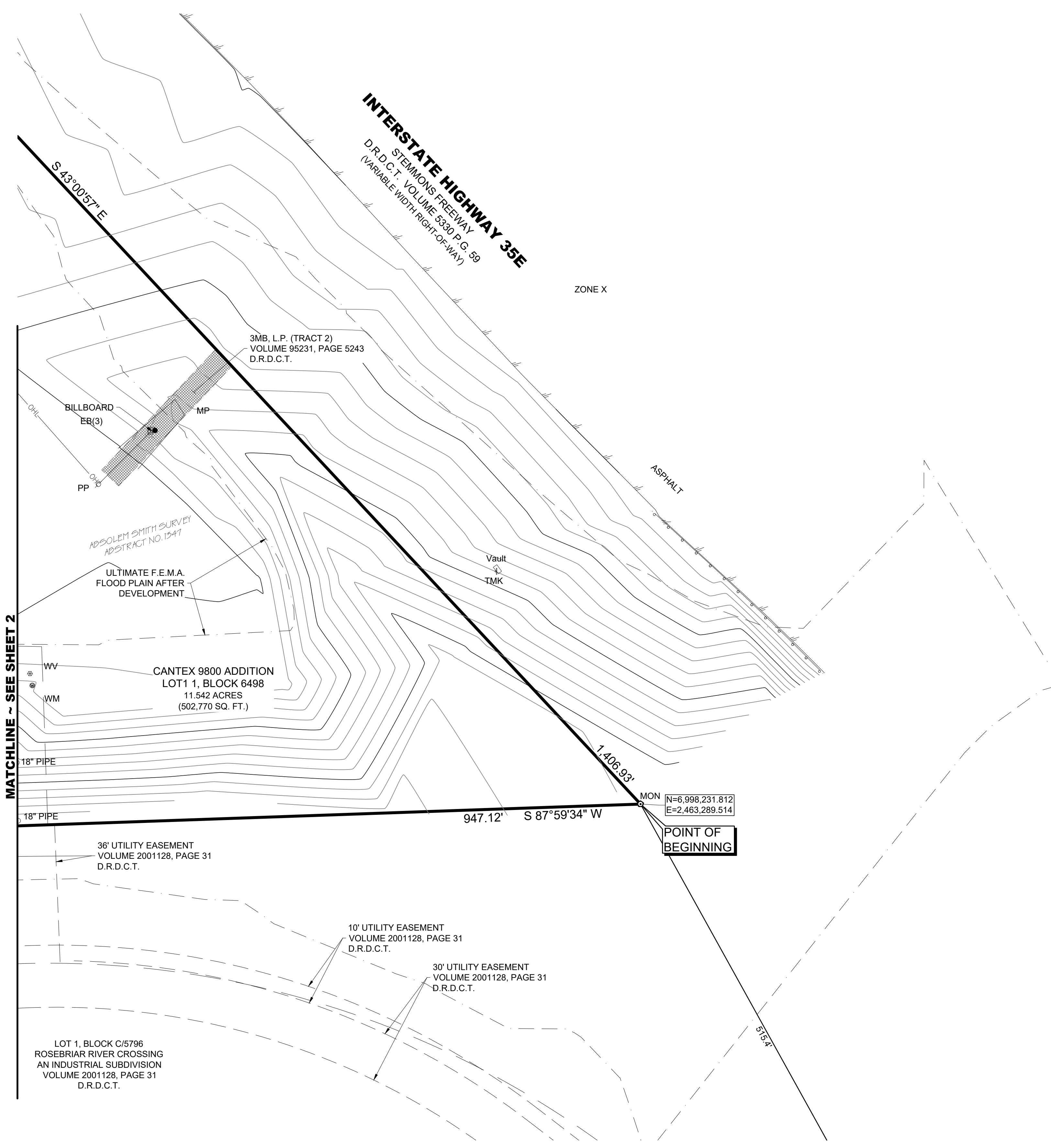
NO.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 1150 EMPIRE CENTRAL PL. #112
 DALLAS, TEXAS 75201
 (214) 492-7099 FAX
 (214) 492-7099 FAX
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- NOTES:**
1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 2. All lot corners are set with a 1/2" iron rod with red plastic cap stamped "W.A.I." unless otherwise noted.
 3. Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Bearings shown hereon are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, adjustment realization 2011.
 4. TXDOT approval may be required for any driveway modification or new access points(s).
 5. Purpose statement: The purpose of this plat is to create a single lot for development.

LEGEND

CC #	County Clerk's Instrument Number
CM	Controlling Monument
IRF	Iron rod found
SQ. FT.	Square feet
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
CIRF	Capped Iron Rod Found
XCF	"X" cut found
MON ○	Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES CANTEX 9800 ADDITION RPLS 5714" set



SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNER:
 Cantex 9800S, LLC
 P.O. BOX 541208
 Dallas, Texas 75354
 Robert D. Adams
 rob@rosebriar.com
 (573) 268-9928

OWNER:
 3MB, L.P.
 P.O. BOX 541208
 Dallas, Texas 75354
 Robert D. Adams
 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

BENJAMIN MERRILL SURVEY
 ABSTRACT NO. 932
 DALLAS COUNTY, TEXAS

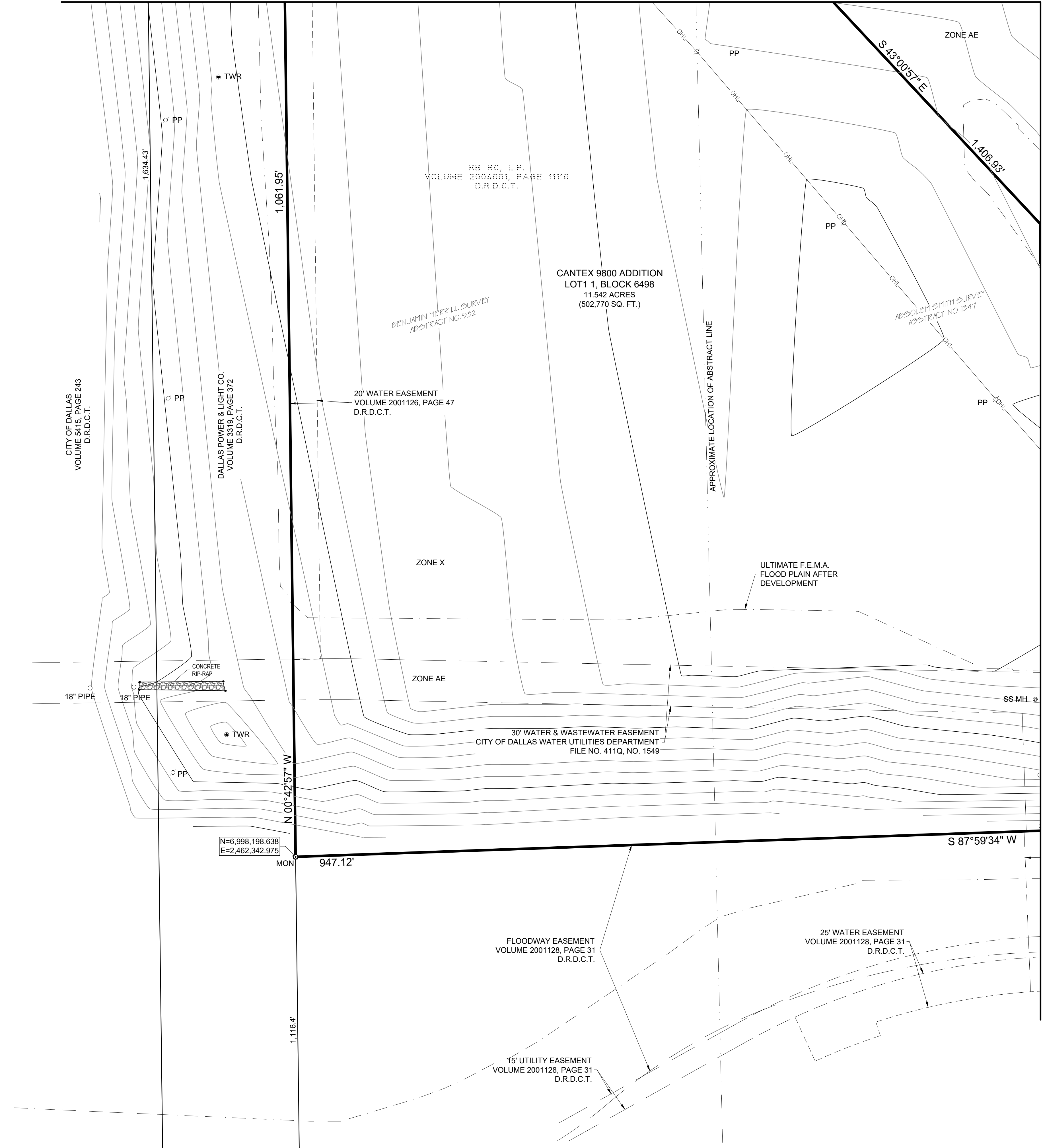
CANTEX 9800S, LLC
 1150 EMPIRE CENTRAL PL. #112
 DALLAS, TEXAS 75257

PRELIMINARY PLAT
CANTEX 9800 ADDITION
 LOT 1, BLOCK 6498

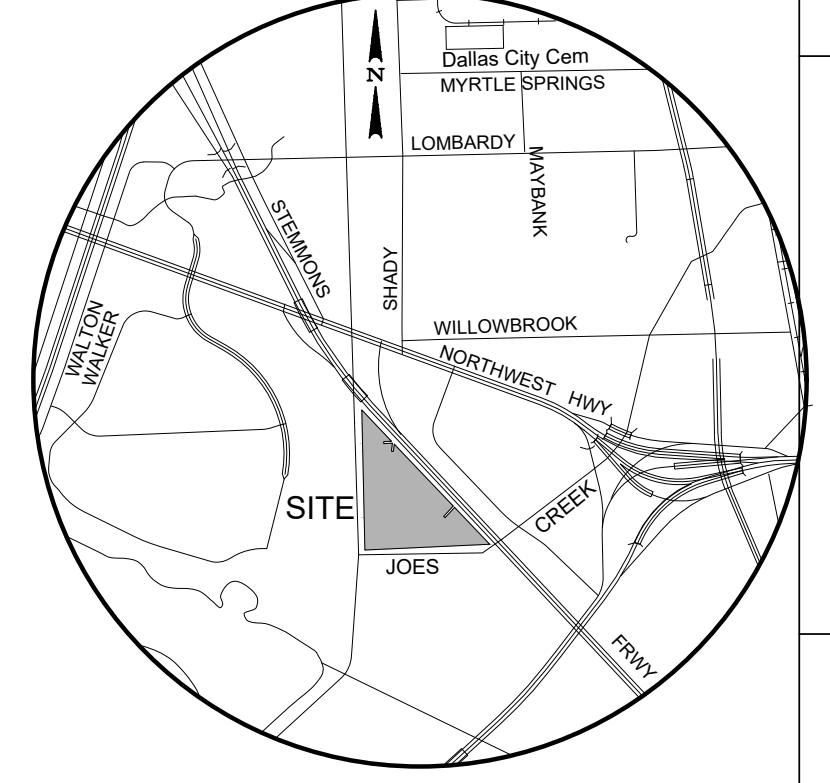
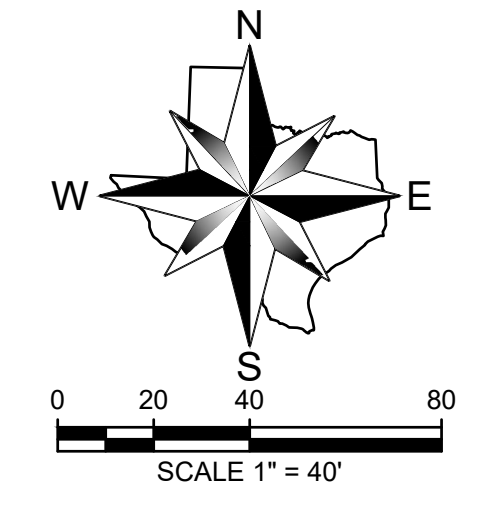
Date : 08.17.22
 Scale : 1" = 40'
 File : 68021.00-PPLT - 40
 Project No. : 68021.00

SHEET 1 OF 4

MATCHLINE ~ SEE SHEET 3



MATCHLINE ~ SEE SHEET 1



VICINITY MAP
NOT TO SCALE

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XCF	"X" cut found
MON ○	Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES CANTEX 9800 ADDITION RPLS 5714" set

NO.	DATE	REVISION	APPROV.

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 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 Hillcrest Plaza Drive, Suite 215
 Dallas, Texas 75230
 (972) 490-7090
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BENJAMIN MERRILL SURVEY
 ABSTRACT NO. 932
 DALLAS COUNTY, TEXAS
 CANTEX 9800S, LLC
 1150 EMPIRE CENTRAL PL. #112
 DALLAS, TEXAS 75257

PRELIMINARY PLAT
CANTEX 9800 ADDITION
 LOT 1, BLOCK 6498

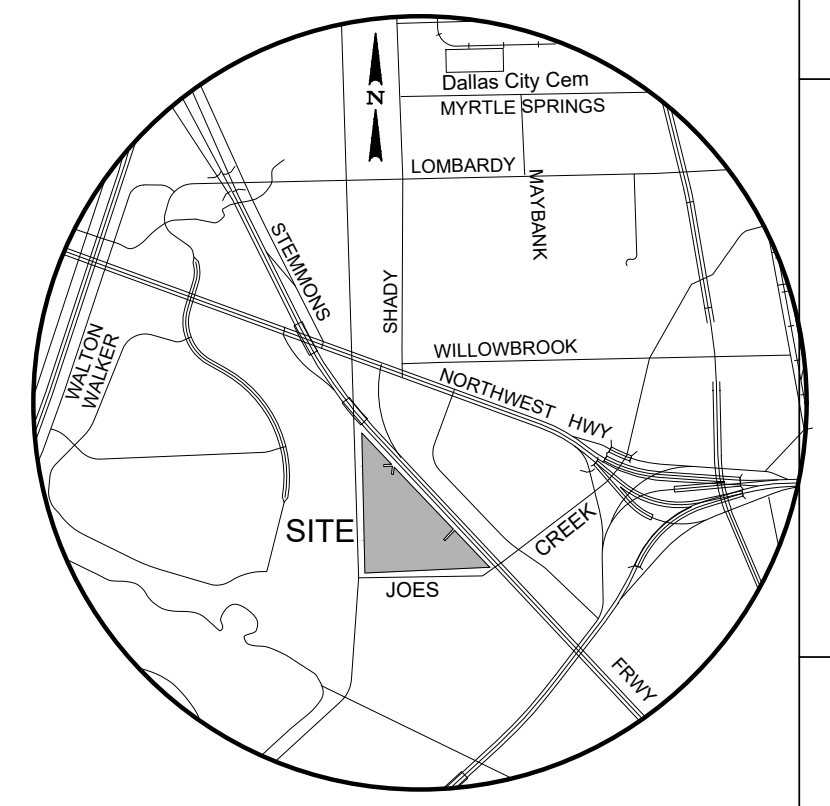
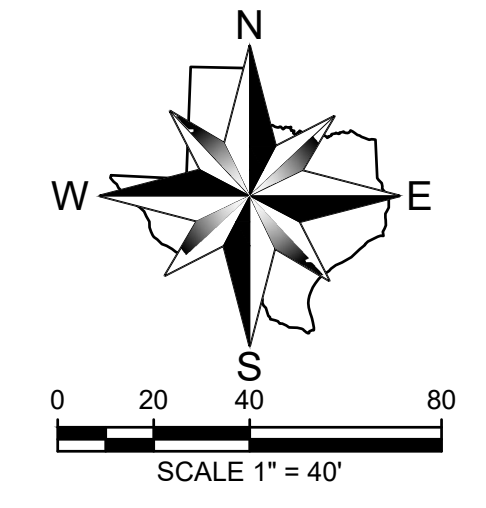
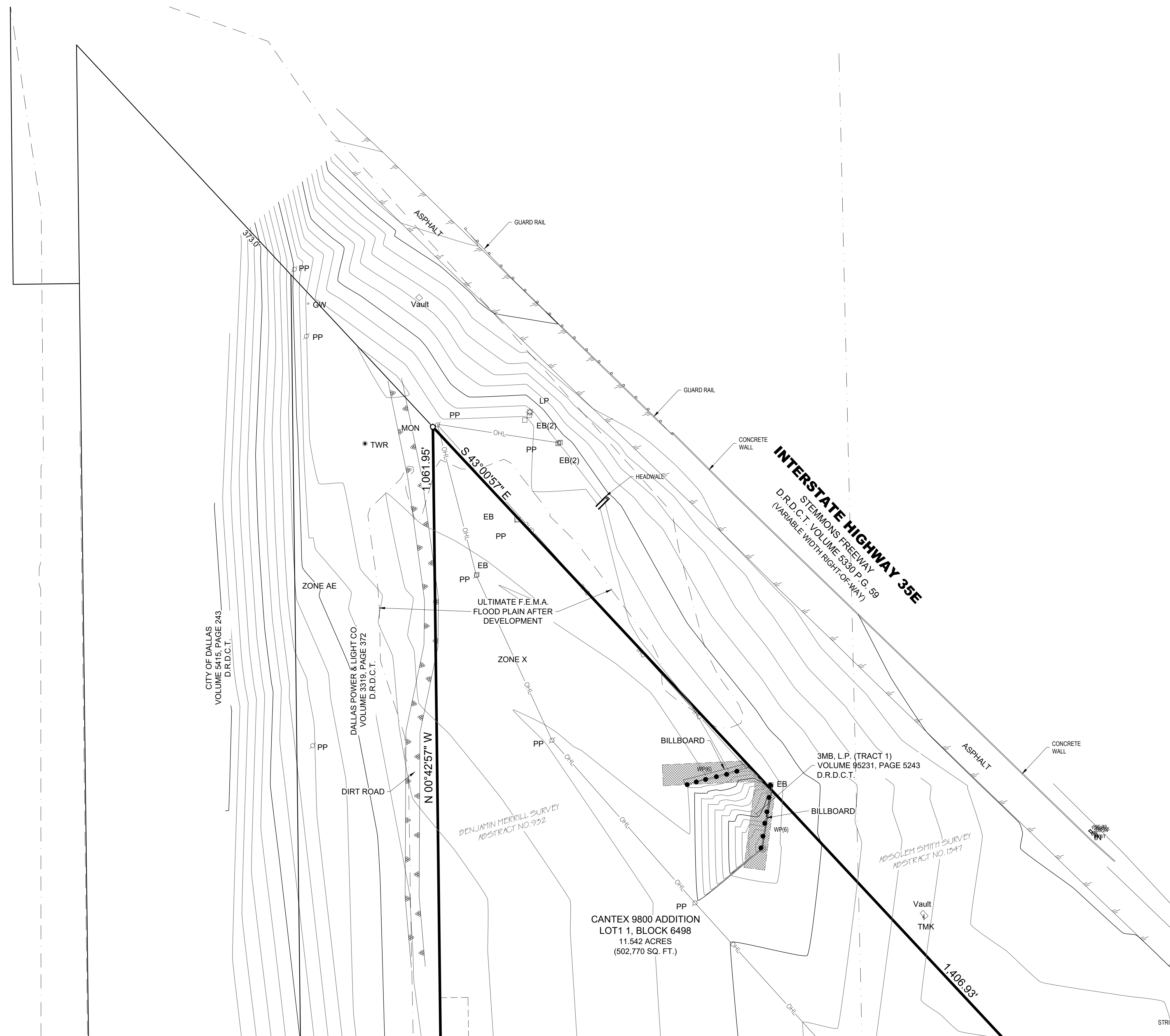
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 (972) 490-7090

OWNER:
 Cantex 9800S, LLC
 1150 Empire Central Pl. #112
 Dallas, Texas 75257
 Sam Cheema, COO
 scheema@cantexcapital.com
 (214) 277-3447

OWNER:
 SMS, L.P.
 P.O. BOX 541208
 Dallas, Texas 75354
 Robert D. Adams
 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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 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 1150 EMPIRE CENTRAL PL., SUITE 215
 DALLAS, TEXAS 75201
 TEL: (214) 442-7999 FAX: (214) 442-7999
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CITY OF DALLAS
 VOLUME 5415, PAGE 243
 D.R.D.C.T.

DALLAS POWER & LIGHT CO.
 VOLUME 3319, PAGE 372
 D.R.D.C.T.

BENJAMIN MERRILL SURVEY
 ABSTRACT NO. 932

ABSOLEM SMITH SURVEY
 ABSTRACT NO. 1247

CANTEX 9800 ADDITION
 LOT 1, BLOCK 6498
 11.542 ACRES
 (502,770 SQ. FT.)

MATCHLINE ~ SEE SHEET 2

BENJAMIN MERRILL SURVEY
 ABSTRACT NO. 932
 DALLAS COUNTY, TEXAS
 CANTEX 9800S, LLC
 1150 EMPIRE CENTRAL PL. #112
 DALLAS, TEXAS 75257

PRELIMINARY PLAT
CANTEX 9800 ADDITION
 LOT 1, BLOCK 6498

Date : 08.17.22
 Scale : 1" = 40'
 File : 68021.00-PPLT - 40
 Project No. : 68021.00

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CANTEX 9800 ADDITION
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 CITY PLAN FILE NO. S223-032

SHEET
3
OF
4

