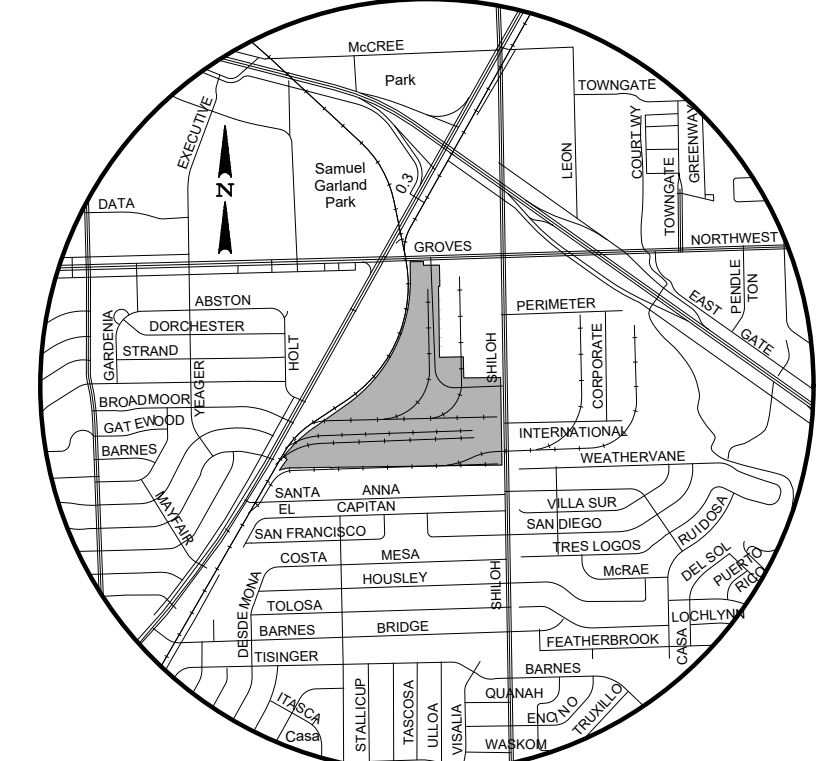


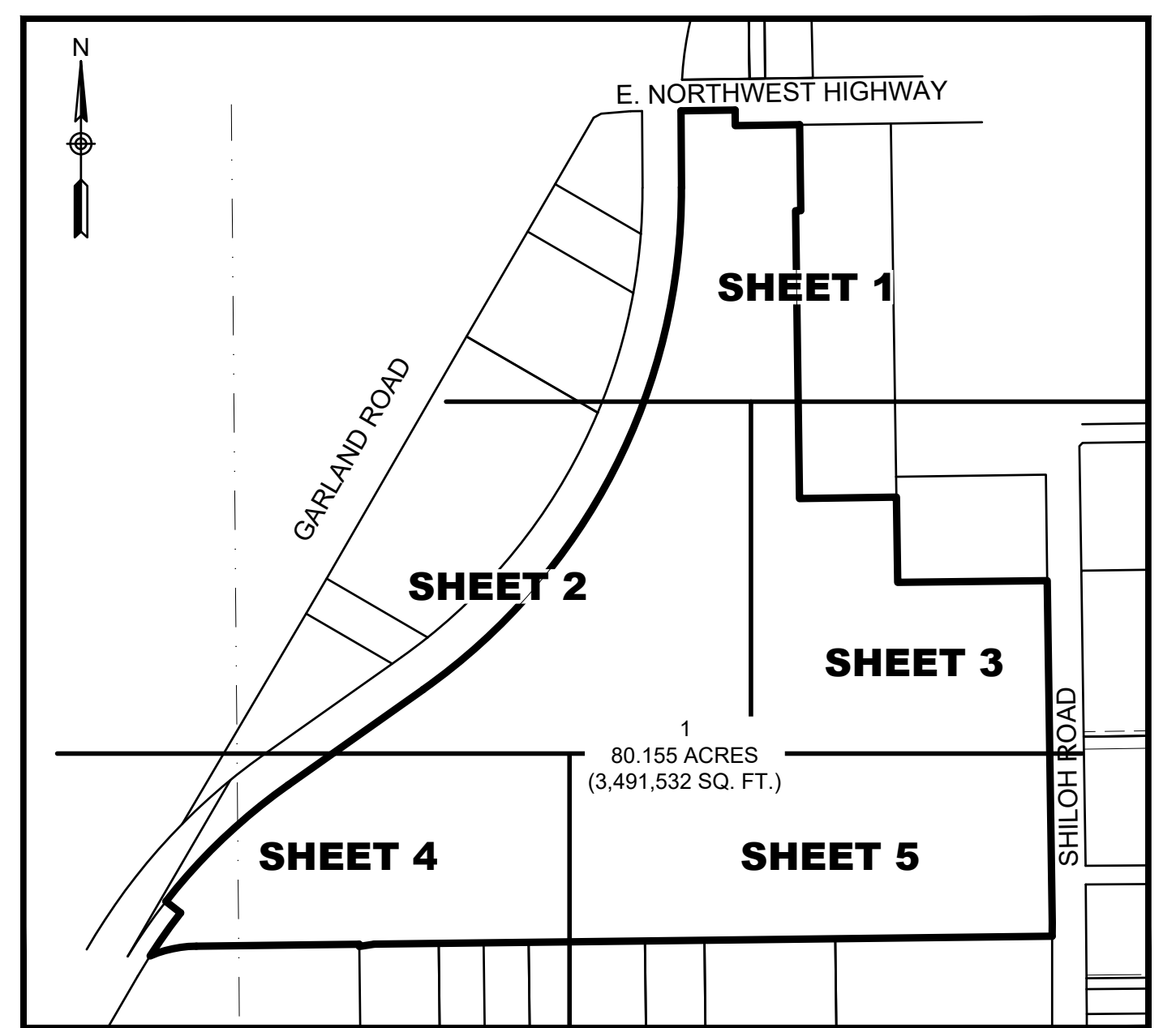
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°12'41"W	16.75'
L2	S00°03'47"W	43.48'
L3	S81°12'01"W	49.48'
L4	N00°39'49"W	7.00'
L5	N52°00'42"W	60.00'
L6	S00°32'52"E	50.00'



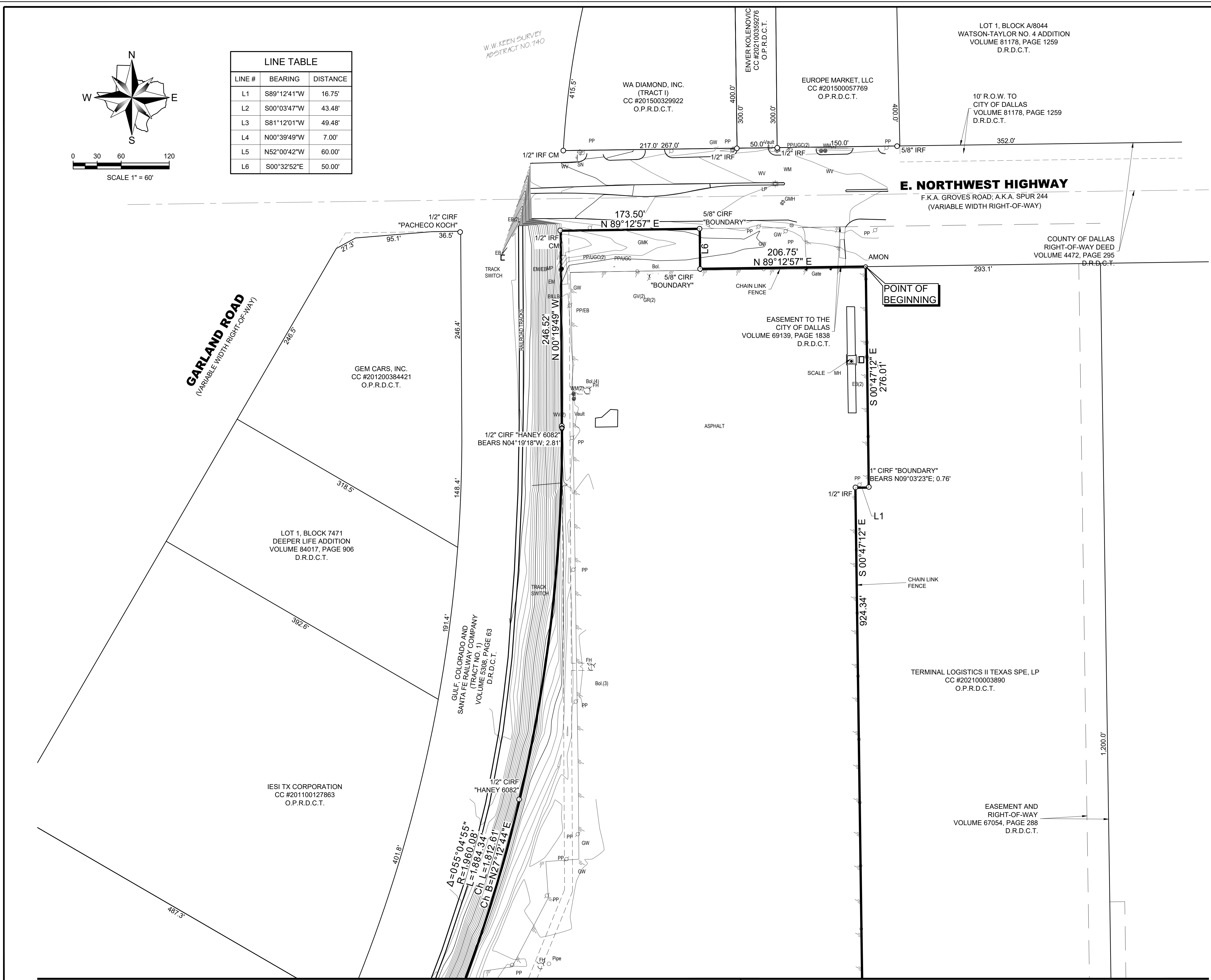
VICINITY MAP
NOT TO SCALE

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 KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set



KEY MAP
1" = 500'



- NOTES:**
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - All lot corners are set with a 1/2" iron rod with red plastic cap stamped "W.A.I." unless otherwise noted.
 - 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.
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 - Purpose statement: The purpose of this plat is to create a single lot for development.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors No. 1008900 Expires 12/31/2022
COPYRIGHT © 2022, Winkelmann & Associates, Inc.

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

DEVELOPER:
The Kansas City Southern
Railway Company
427 West 12th Street
Kansas, Missouri 64105
Ph: (816) 983-1224
smindrup@kcsouthern.com

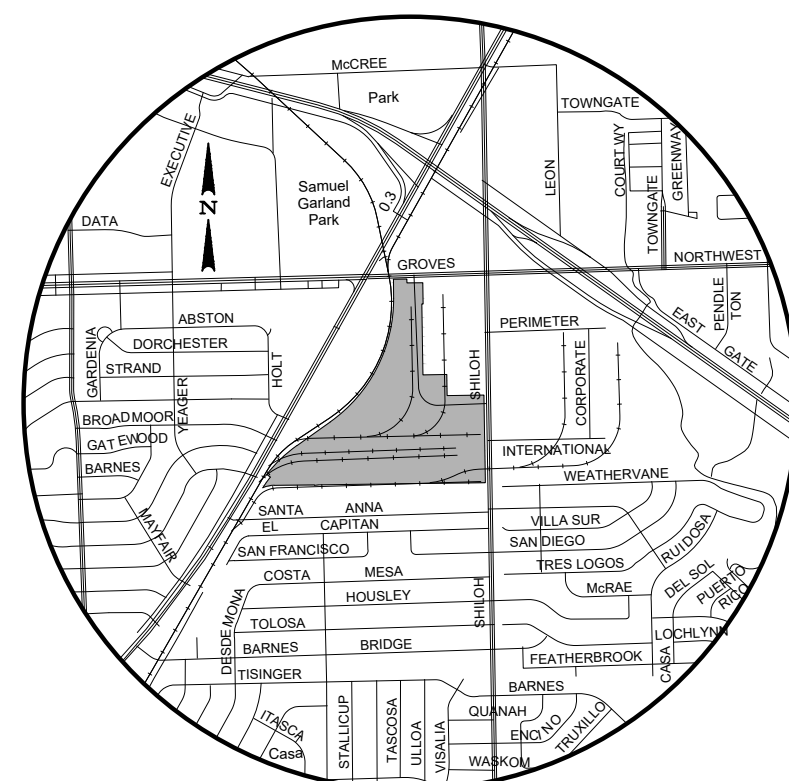
OWNER:
The Kansas City Southern
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427 West 12th Street
Kansas, Missouri 64105
Ph: (816) 983-1224
smindrup@kcsouthern.com

PRELIMINARY PLAT
KANSAS CITY SOUTHERN ZACHA EXPANSION
LOT 1, BLOCK 7471
BEING 80.155 ACRES OUT OF THE ENOCH DYE SURVEY, ABSTRACT NO. 401 AND THE B. F. DAVIS SURVEY, ABSTRACT NO. 412
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-035

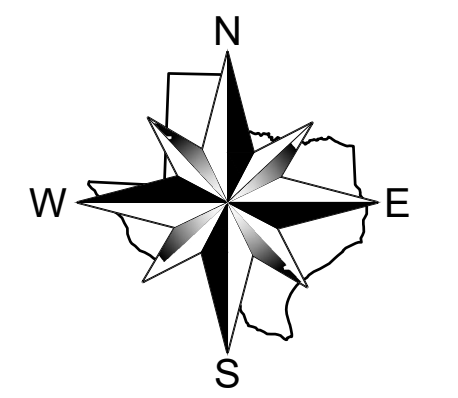
Date : 08.17.22	ENOCH DYE SURVEY ABSTRACT NO. 401 DALLAS COUNTY, TEXAS
Scale : 1" = 60'	THE KANSAS CITY SOUTHERN RAILWAY COMPANY 427 WEST 12TH STREET KANSAS, MISSOURI 64105
File : 91501.00-PPLT	
Project No. : 91501.00	

SHEET 1 OF 6

MATCHLINE ~ SEE SHEET 1



VICINITY MAP
NOT TO SCALE
THE KANSAS CITY SOUTHERN
RAILWAY COMPANY
VOLUME 98174, PAGE 8089
D.R.D.C.T.

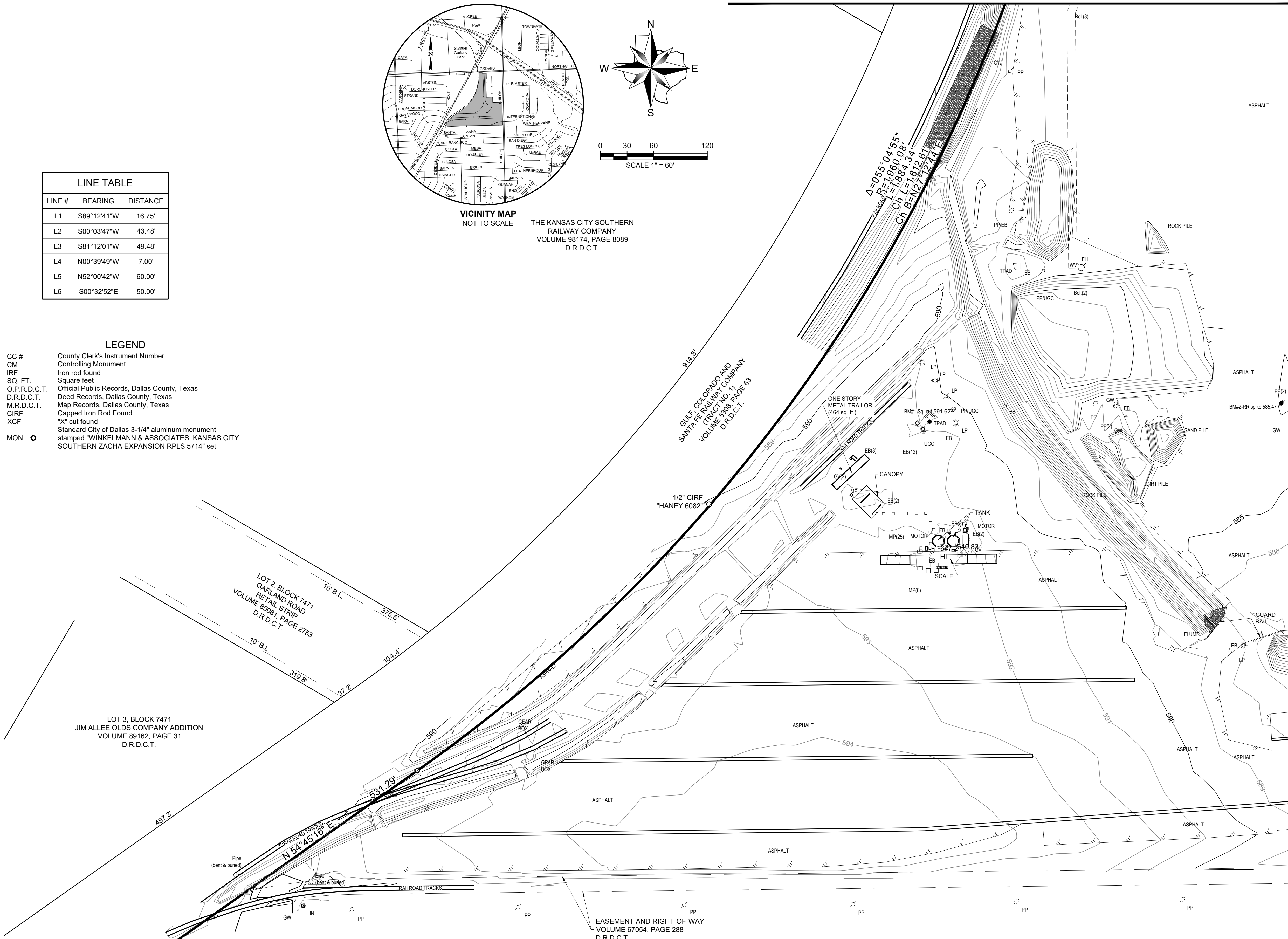


0 30 60 120
SCALE 1" = 60'

LINE #	BEARING	DISTANCE
L1	S89°12'41"W	16.75'
L2	S00°03'47"W	43.48'
L3	S81°12'01"W	49.48'
L4	N00°39'49"W	7.00'
L5	N52°00'42"W	60.00'
L6	S00°32'52"E	50.00'

LEGEND

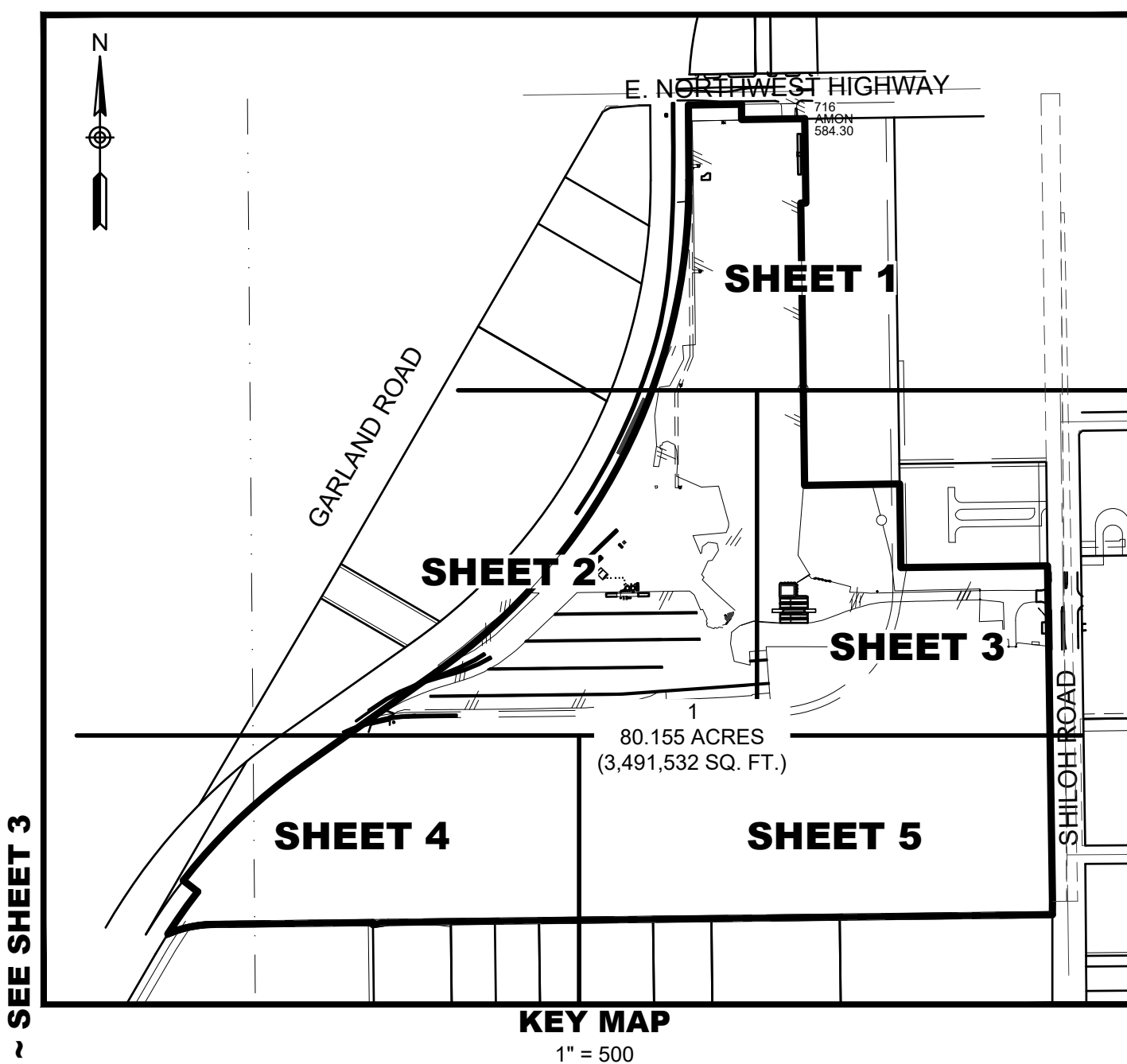
- CC # County Clerk's Instrument Number
- CM Controlling Monument
- IRF Iron rod found
- SQ. FT. Square feet
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- D.R.D.C.T. Deed Records, Dallas County, Texas
- M.R.D.C.T. Map Records, Dallas County, Texas
- CIRF Capped Iron Rod Found
- XCF "X"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



MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 5

- 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.
 4. Bearings shown hereon are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, adjustment realization 2011.
 5. TxDOT approval may be required for any driveway modification or new access point(s).
 6. Purpose statement: The purpose of this plat is to create a single lot for development.



MATCHLINE ~ SEE SHEET 3

ENOCH DYE SURVEY ABSTRACT NO. 401 DALLAS COUNTY, TEXAS	Date : 08.17.22
THE KANSAS CITY SOUTHERN RAILWAY COMPANY 427 WEST 12TH STREET KANSAS, MISSOURI 64108	Scale : 1" = 60'
	File : 91501.00-PPLT
	Project No. : 91501.00
SHEET	
2	
OF	
6	

PRELIMINARY PLAT
KANSAS CITY SOUTHERN ZACHA EXPANSION
LOT 1, BLOCK 7471
BEING 80.155 ACRES OUT OF THE ENOCH DYE SURVEY, ABSTRACT NO. 401 AND THE B. F. DAVIS SURVEY, ABSTRACT NO. 412
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-035

Winkelmann & Associates, Inc.

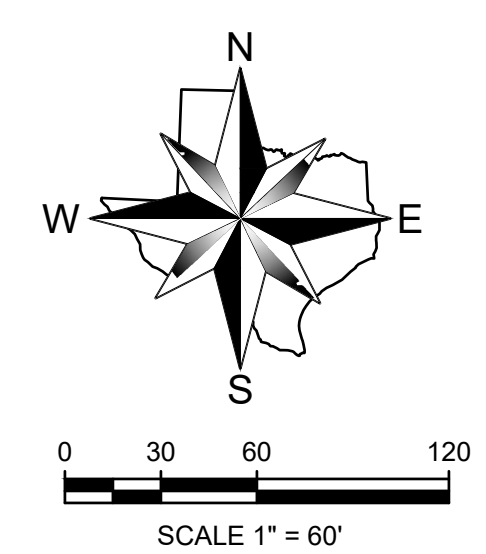
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
75230 (972) 490-7090
Texas Surveyors No. 10086500 Expires 12/31/2022
COPYRIGHT © 2022, Winkelmann & Associates, Inc.

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

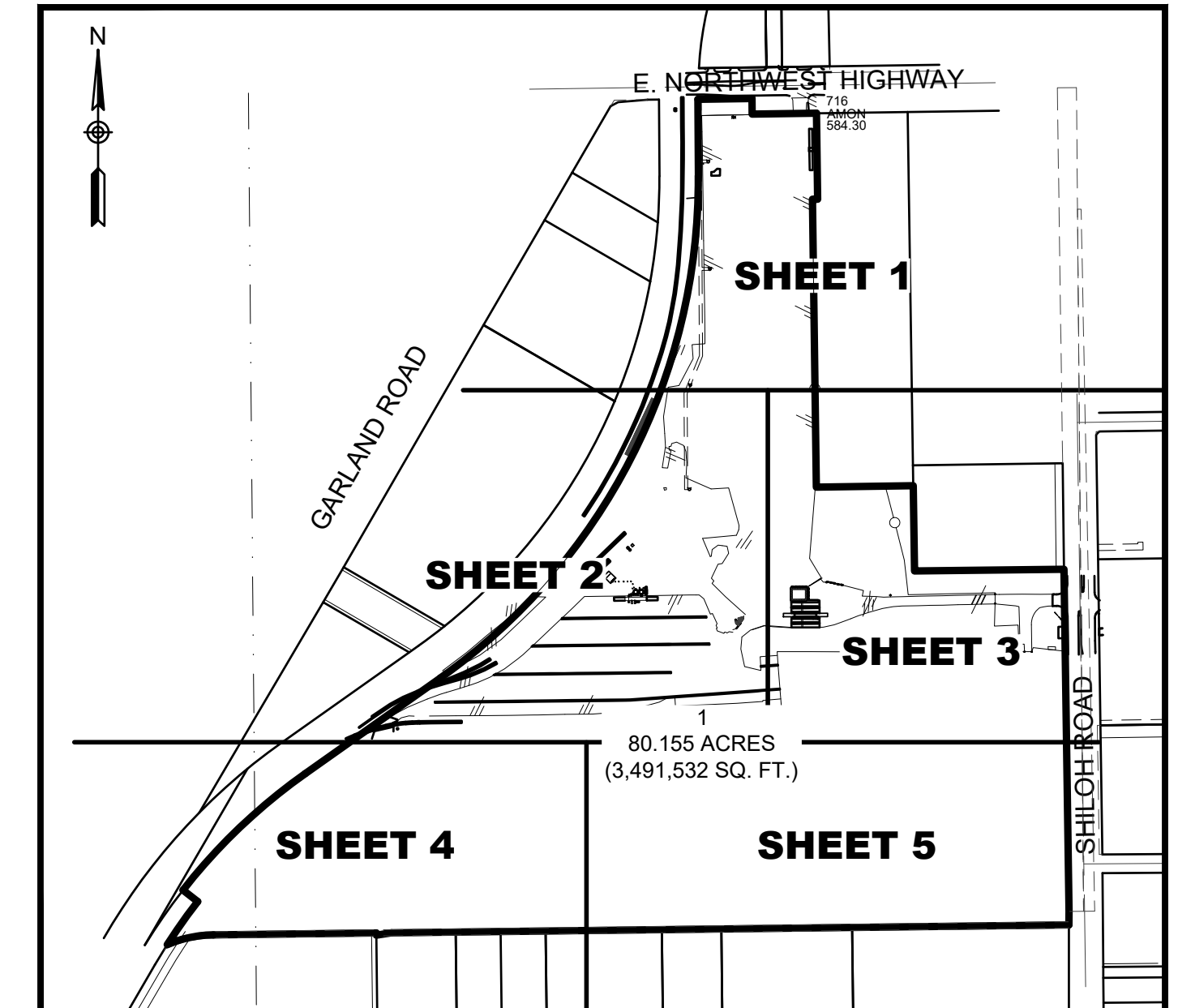
DEVELOPER:
The Kansas City Southern
Railway Company
427 West 12th Street
Kansas, Missouri 64105
PH: (816) 983-1224
smindrup@kcsouthern.com

OWNER:
The Kansas City Southern
Railway Company
427 West 12th Street
Kansas, Missouri 64105
PH: (816) 983-1224
smindrup@kcsouthern.com

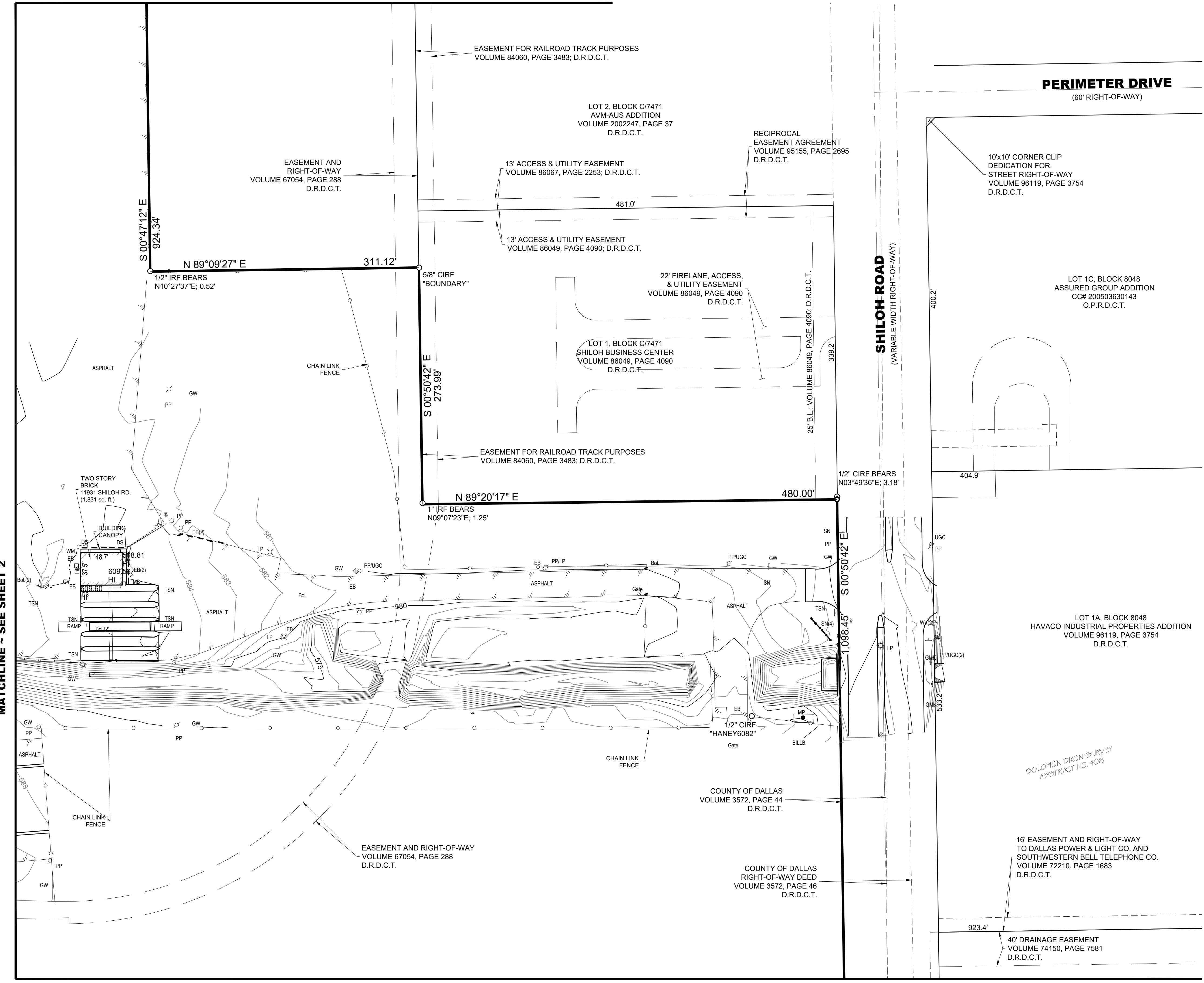
MATCHLINE ~ SEE SHEET 1



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°12'41"W	16.75'
L2	S00°03'47"W	43.48'
L3	S81°12'01"W	49.48'
L4	N00°39'49"W	7.00'
L5	N52°00'42"W	60.00'
L6	S00°32'52"E	50.00'



KEY MAP
1" = 500'



MATCHLINE ~ SEE SHEET 3

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 - Purpose statement: The purpose of this plat is to create a single lot for development.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7000
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 1008650 Expires 12/31/2022
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SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

DEVELOPER:
 The Kansas City Southern
 Railway Company
 427 West 12th Street
 Kansas, Missouri 64105
 PH: (816) 983-1224
 smindrup@kcsouthern.com

OWNER:
 The Kansas City Southern
 Railway Company
 427 West 12th Street
 Kansas, Missouri 64105
 PH: (816) 983-1224
 smindrup@kcsouthern.com

- 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 KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set

PRELIMINARY PLAT
KANSAS CITY SOUTHERN ZACHA EXPANSION
 LOT 1, BLOCK 7471
 BEING 80.155 ACRES OUT OF THE ENOCH DYE SURVEY, ABSTRACT NO. 401 AND THE B. F. DAVIS SURVEY, ABSTRACT NO. 412
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-035

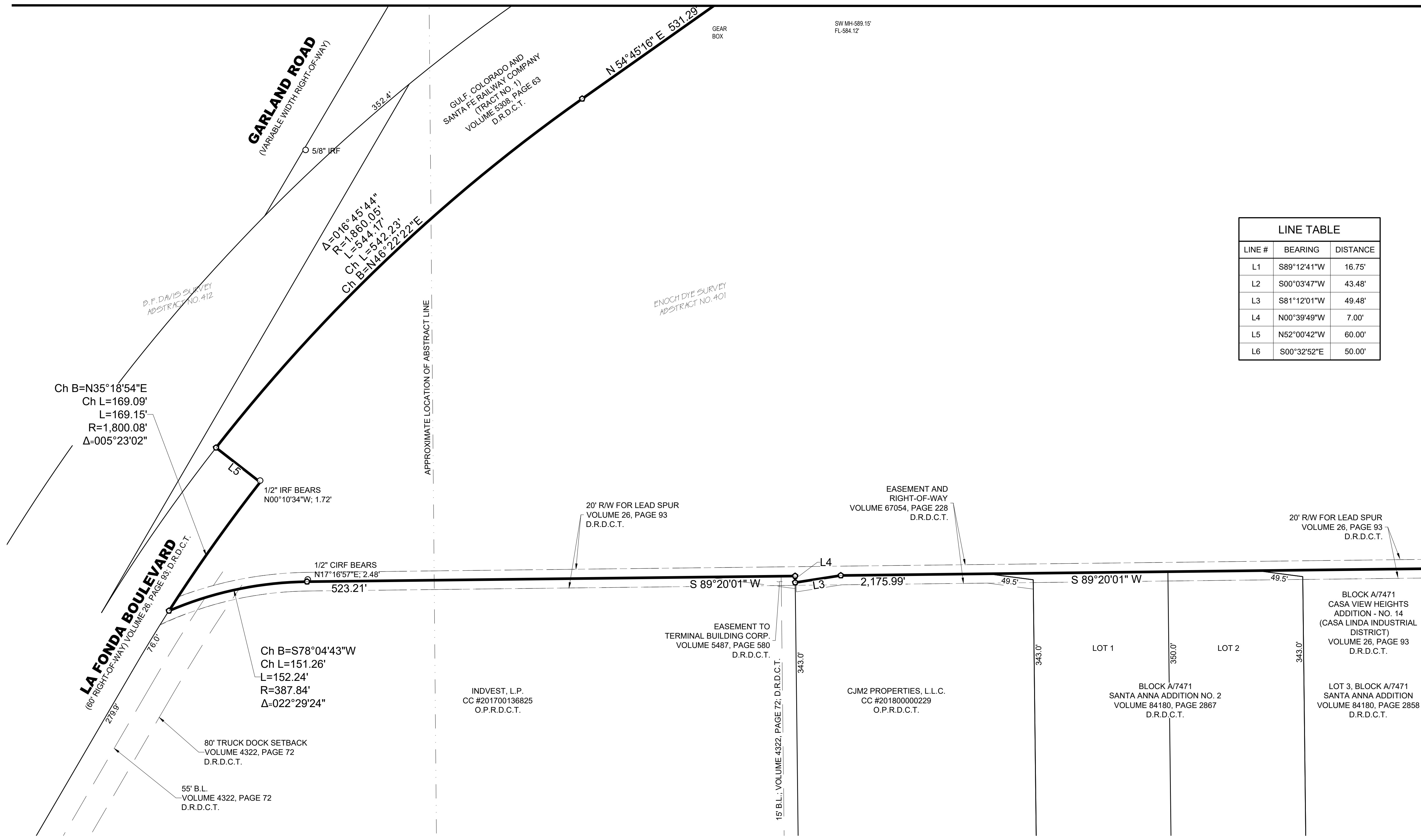
ENOCH DYE SURVEY
 ABSTRACT NO. 401
 DALLAS COUNTY, TEXAS

THE KANSAS CITY SOUTHERN RAILWAY COMPANY
 427 WEST 12TH STREET
 KANSAS, MISSOURI 64105

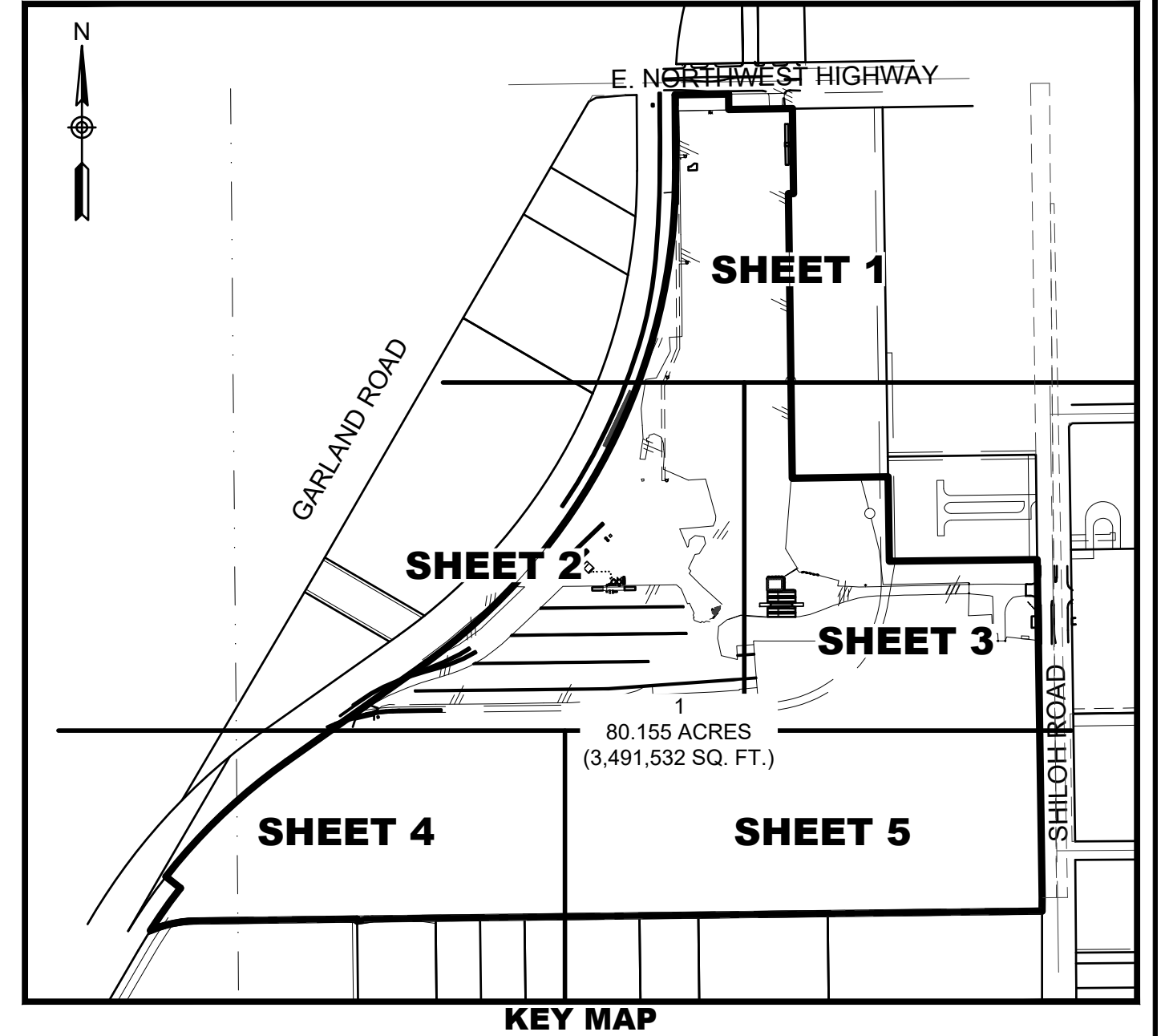
Date : 08.17.22
 Scale : 1" = 60'
 File : 91501.00-PPLT
 Project No. : 91501.00

SHEET 3 OF 6

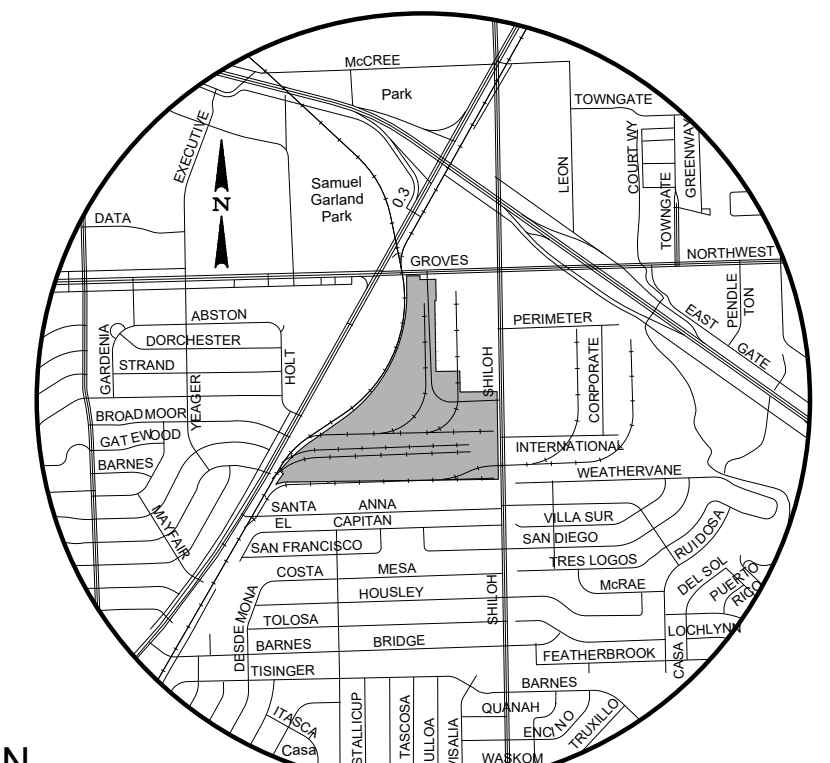
MATCHLINE ~ SEE SHEET 2



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°12'41"W	16.75'
L2	S00°03'47"W	43.48'
L3	S81°12'01"W	49.48'
L4	N00°39'49"W	7.00'
L5	N52°00'42"W	60.00'
L6	S00°32'52"E	50.00'

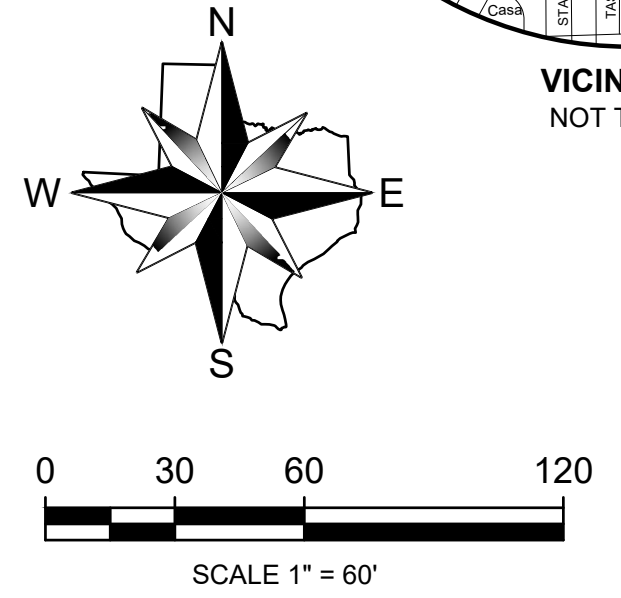


KEY MAP
1" = 500



VICINITY MAP
NOT TO SCALE

MATCHLINE ~ SEE SHEET 5



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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" out found
 Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6750 HILLCREST PLAZA, DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Surveyors Registration No. 89 (972) 496-7099
 Texas Engineers Registration No. 89 (972) 496-7099
 Texas Surveyors No. 1008650 Expires 12/31/2022
 COPYRIGHT © 2022, Winkelmann & Associates, Inc.

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

DEVELOPER:
 The Kansas City Southern
 Railway Company
 427 West 12th Street
 Kansas, Missouri 64105
 PH: (816) 983-1224
 smindrup@kcsouthern.com

OWNER:
 The Kansas City Southern
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 PH: (816) 983-1224
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PRELIMINARY PLAT
KANSAS CITY SOUTHERN ZACHA EXPANSION
 LOT 1, BLOCK 7471
 BEING 80.155 ACRES OUT OF THE ENOCH DYE SURVEY, ABSTRACT NO. 401 AND THE B. F. DAVIS SURVEY, ABSTRACT NO. 412
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-035

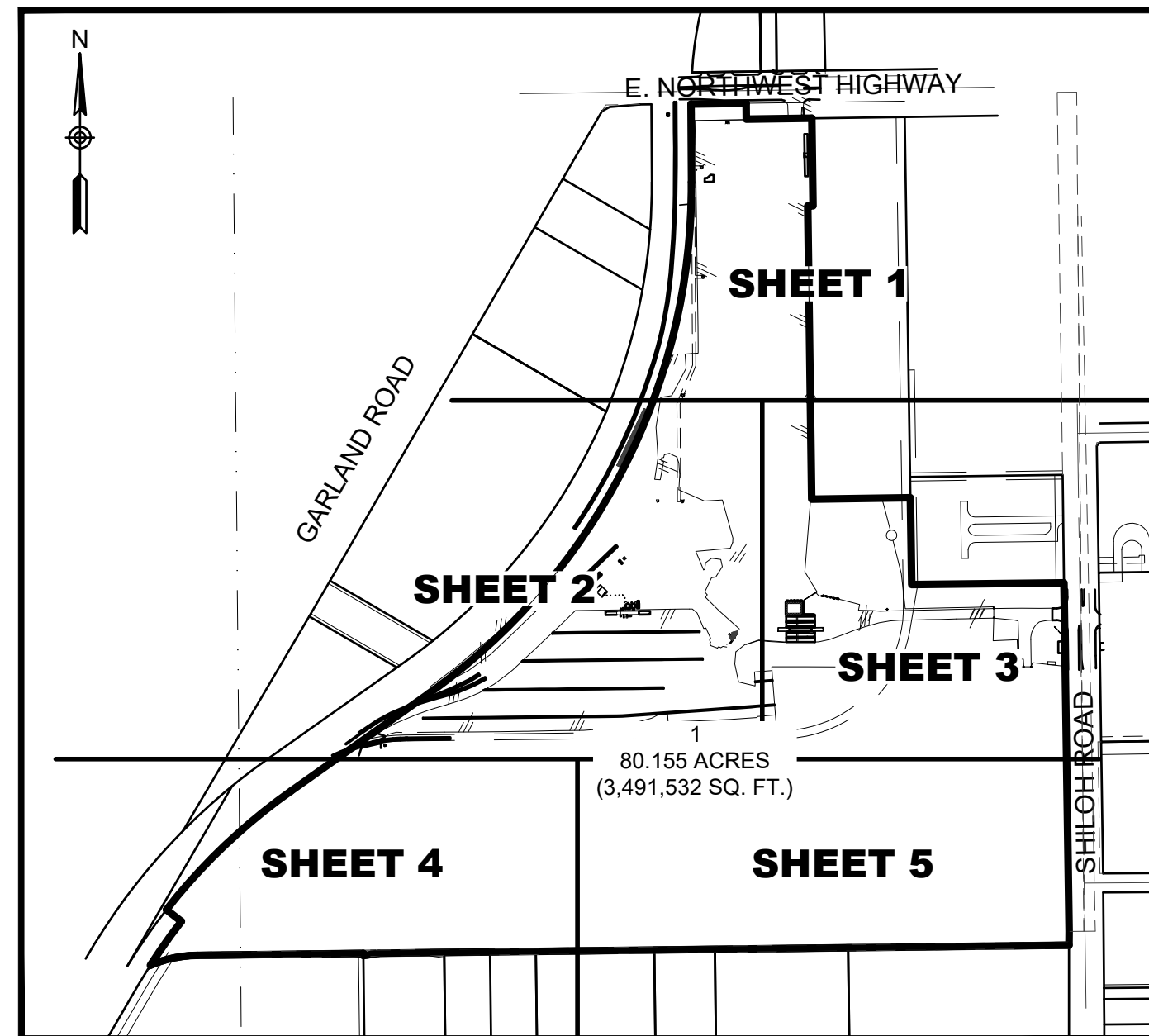
Date : 08.17.22	ENOCH DYE SURVEY ABSTRACT NO. 401 DALLAS COUNTY, TEXAS
Scale : 1" = 60'	THE KANSAS CITY SOUTHERN RAILWAY COMPANY 427 WEST 12TH STREET KANSAS, MISSOURI 64105
File : 91501.00-PPLT	
Project No. : 91501.00	

SHEET 4 OF 6

MATCHLINE ~ SEE SHEET 2

MATCHLINE ~ SEE SHEET 3

80.155 ACRES
(3,491,532 SQ. FT.)



KEY MAP
1" = 500

10' DEDICATION TO
WIDEN SHILOH ROAD
VOLUME 74150, PAGE 7581
D.R.D.C.T.

LOT 1, BLOCK B/8048
PERIMETER BUSINESS PARK,
THIRD INSTALLMENT
VOLUME 74150, PAGE 7581
D.R.D.C.T.

INTERNATIONAL PARKWAY
(60' RIGHT-OF-WAY)

SHILOH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

EASEMENT AND RIGHT-OF-WAY
VOLUME 67054, PAGE 228
D.R.D.C.T.

BLOCK A/7471
CASA VIEW HEIGHTS
ADDITION - NO. 14
(CASA LINDA INDUSTRIAL
DISTRICT)
VOLUME 26, PAGE 93
D.R.D.C.T.

LOT 3, BLOCK A/7471
SANTA ANNA ADDITION
VOLUME 64180, PAGE 2858
D.R.D.C.T.

BLOCK A/7471
AVIONICS ADDITION
VOLUME 83248, PAGE 2366
D.R.D.C.T.

CHANDLER AAROE, LLC
CC #202000256981
O.P.R.D.C.T.

FRGXTX2 LP
CC #202200144491
O.P.R.D.C.T.

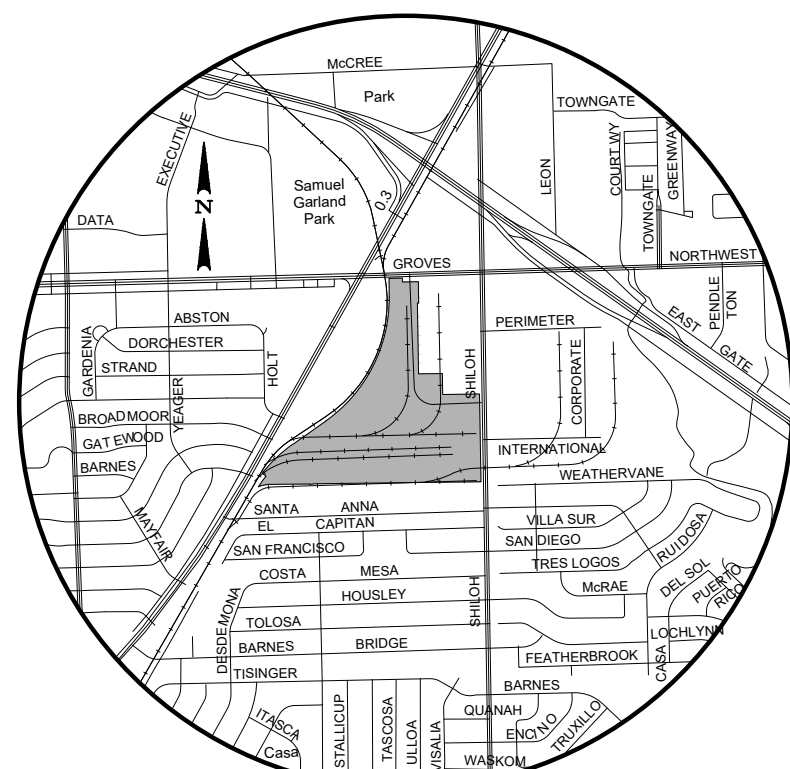
LOT 1, BLOCK C/8048

PERIMETER BUSINESS PARK NO. 2

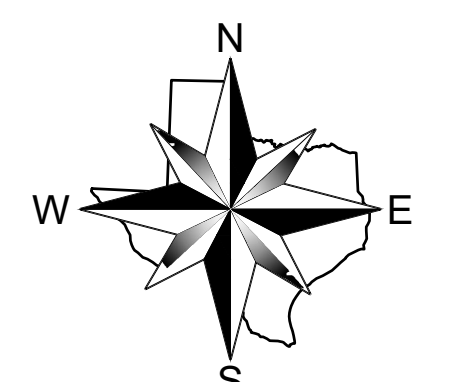
10' DRAINAGE EASEMENT

LOT 3, BLOCK C/8048

80' D.P.&L. Co. RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE



SCALE 1" = 60'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°12'41"W	16.75'
L2	S00°03'47"W	43.48'
L3	S81°12'01"W	49.48'
L4	N00°39'49"W	7.00'
L5	N52°00'42"W	60.00'
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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
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 CIRF Capped Iron Rod Found
 XCF "X" cut found
 MON Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set

PRELIMINARY PLAT
KANSAS CITY SOUTHERN ZACHA EXPANSION
 LOT 1, BLOCK 7471
 BEING 80.155 ACRES OUT OF THE ENOCH DYE SURVEY, ABSTRACT NO. 401 AND THE B. F. DAVIS SURVEY, ABSTRACT NO. 412
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-035

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA, SUITE 215, DALLAS, TEXAS 75230
 Texas Surveyors No. 1008650 Expires 12/31/2022
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DEVELOPER:
 The Kansas City Southern Railway Company
 427 West 12th Street
 Kansas, Missouri 64105
 Ph: (816) 983-1224
 smindrup@kcsouthern.com

OWNER:
 The Kansas City Southern Railway Company
 427 West 12th Street
 Kansas, Missouri 64105
 Ph: (816) 983-1224
 smindrup@kcsouthern.com

ENOCH DYE SURVEY
 ABSTRACT NO. 401
 DALLAS COUNTY, TEXAS
 THE KANSAS CITY SOUTHERN RAILWAY COMPANY
 427 WEST 12TH STREET
 KANSAS, MISSOURI 64105

Date : 08.17.22
 Scale : 1" = 60'
 File : 91501.00-PPLT
 Project No. : 91501.00

SHEET 5 OF 6

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, The Kansas City Southern Railway Company, is the sole owner of a tract of land situated in the ENOCH DYE SURVEY, ABSTRACT NO. 401 and the B. F. DAVIS SURVEY, ABSTRACT NO. 412, in the City of Dallas, Dallas County, Texas, and being all of a tract of land described in Special Warranty Deed to The Kansas City Southern Railway Company as recorded in Volume 94181, Page 1920, Deed, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum monument found for the most Easterly Northeast corner of said The Kansas City Southern Railway Company tract on the South right-of-way of E. Northwest Highway (formerly known as Groves Road, also known as Spur 244), a variable width right-of-way, said point being the Northwest corner of a tract of land described in Special Warranty Deed to Terminal Logistics II Texas SPE, LP as recorded in County Clerk's Instrument No. 202100003890, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 47 minutes 12 seconds East, departing the South right-of-way of said E. Northwest Highway, along the East line of said The Kansas City Southern Railway Company tract and the West line of said Terminal Logistics II Texas SPE, LP tract, a distance of 276.01 feet to a point for corner from which a 1-inch iron rod found with a plastic cap stamped "BOUNDARY" bears North 09 degrees 03 minutes 23 seconds East, a distance 0.76 feet;

THENCE South 89 degrees 12 minutes 41 seconds West, continuing along the East line of said The Kansas City Southern Railway Company tract and the West line of said Terminal Logistics II Texas SPE, LP tract, a distance of 16.75 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 degrees 47 minutes 12 seconds East, continuing along the East line of said The Kansas City Southern Railway Company tract and the West line of said Terminal Logistics II Texas SPE, LP tract, a distance of 924.34 feet to a point for corner from which a 1/2-inch iron rod found for the Southwest corner of said Terminal Logistics II Texas SPE, LP tract bears North 10 degrees 27 minutes 37 seconds East, a distance of 0.52 feet;

THENCE North 89 degrees 09 minutes 27 seconds East, along an East line of said The Kansas City Southern Railway Company tract and the South line of said Terminal Logistics II Texas SPE, LP tract, a distance of 311.12 feet to a 5/8-inch iron rod with a plastic cap stamped "BOUNDARY" found for the Southeast corner of said Terminal Logistics II Texas SPE, LP tract on the West line of Lot 1, Block C/7471, Shiloh Business Center, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 86049, Page 4090, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 50 minutes 42 seconds East, along an East line of said The Kansas City Southern Railway Company tract and the West line of Lot 1, Block C/7471, of said Shiloh Business Center, a distance of 273.99 feet to a point for the Southwest corner of Lot 1, Block C/7471, of said Shiloh Business Center from which a 1-inch iron rod found bears North 09 degrees 07 minutes 23 seconds East, a distance of 1.25 feet;

THENCE North 89 degrees 20 minutes 17 seconds East, along and East line of said The Kansas City Southern Railway Company tract and the South line of Lot 1, Block C/7471, of said Shiloh Business Center, a distance of 480.00 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION, RPLS 5714" set for the Southeast corner of Lot 1, Block C/7471, of said Shiloh Business Center on the West right-of-way of Shiloh Road, a variable width right-of-way, said point being the most Easterly Northeast corner of said The Kansas City Southern Railway Company tract;

THENCE South 00 degrees 50 minutes 42 seconds East, along the Southerly East line of said The Kansas City Southern Railway Company tract and the West right-of-way of said Shiloh Road, a distance of 1,098.45 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for corner;

THENCE South 00 degrees 03 minutes 47 seconds West, continuing along the Southerly East line of said The Kansas City Southern Railway Company tract and the West right-of-way of said Shiloh Road, a distance of 43.48 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for the Southeast corner of said The Kansas City Southern Railway Company tract and the Northeast corner of Block A/7471, of Casa View Heights Addition - No. 14 (Casa Linda Industrial District), an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 26, Page 93, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 20 minutes 01 seconds West, departing the West right-of-way of said Shiloh Road, along the South line of said The Kansas City Southern Railway Company tract and the North line of said Casa View Heights Addition - No. 14, a distance of 2,175.99 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for the Northerly Northwest corner of a tract of land described in Special Warranty Deed with Vendor's Lien to CJM2 Properties, L.L.C. as recorded in County Clerk's Instrument No. 20180000229, Official Public Records, Dallas County, Texas;

THENCE South 81 degrees 12 minutes 01 seconds West, continuing along the South line of said The Kansas City Southern Railway Company tract and along the Northwest line of said CJM2 Properties, L.L.C. tract, a distance of 49.48 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for the Westerly Northwest corner of said CJM2 Properties, L.L.C. tract on the South line of said The Kansas City Southern Railway Company tract and on the East line of a tract of land described in Special Warranty Deed to Invdest, L.P. as recorded in County Clerk's Instrument No. 201700136825, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 39 minutes 49 seconds West, continuing along the South line of said The Kansas City Southern Railway Company tract, along the West line of said CJM2 Properties, L.L.C. tract and the East line of said Invdest, L.P. tract, a distance of 7.00 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for the Northeast corner of said Invdest, L.P. Tract and the South line of said The Kansas City Southern Railway Company tract;

THENCE South 89 degrees 20 minutes 01 seconds West, continuing along the South line of said The Kansas City Southern Railway Company tract and the North line of said Invdest, L.P. tract, a distance of 523.21 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set from which a 1/2-inch iron rod found bears North 17 degrees 16 minutes 57 seconds East, 2.48 feet, said point being the beginning of a curve to the left having a radius of 387.94 feet, a central angle of 22 degrees 29 minutes 24 seconds, a chord bearing of South 78 degrees 04 minutes 43 seconds West, and a chord length of 151.26 feet;

THENCE continuing along the South line of said The Kansas City Southern Railway Company tract and the North line of said Invdest, L.P. tract, along said curve to the left, an arc distance of 152.24 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for the Southwest corner of said The Kansas City Southern Railway Company tract and the Northwest corner of said Invdest, L.P. tract on the Southeast right-of-way of La Fonda Boulevard, a 60-foot right-of-way per plat of Block A/7471 of said Casa View Heights Addition - No. 14, said point being the beginning of a non-tangent curve to the right having a radius of 1,800.08 feet, a central angle of 05 degrees 23 minutes 02 seconds, a chord bearing of North 35 degrees 18 minutes 54 seconds East, and a chord length of 169.09 feet;

THENCE along the Southeast right-of-way of said La Fonda Boulevard, the West line of said The Kansas City Southern Railway Company tract and said non-tangent curve to the right, an arc distance of 169.15 feet to a point for corner from which a 1/2-inch iron rod found bears North 00 degrees 10 minutes 34 seconds West, 1.72 feet;

THENCE North 52 degrees 00 minutes 42 seconds West, continuing along the West line of said The Kansas City Southern Railway Company tract, along the Northeast right-of-way of said La Fonda Boulevard, a distance of 60.00 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for corner on the East line of a tract of land described in Sale Deed No. 97 to Gulf, Colorado and Santa Fe Railway Company as recorded in Volume 5308, Page 63, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 1,860.05 feet, a central angle of 16 degrees 45 minutes 44 seconds, a chord bearing of North 46 degrees 22 minutes 22 seconds East, and a chord length of 542.23 feet;

THENCE along the West line of said The Kansas City Southern Railway Company tract and the East line of said Gulf, Colorado and Santa Fe Railway Company tract, the following courses and distances;

Along said non-tangent curve to the right, an arc distance of 544.17 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for corner;

North 54 degrees 45 seconds 16 East, a distance of 531.29 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,960.08 feet, a central angle of 55 degrees 04 minutes 55 seconds, a chord bearing of North 27 degrees 12 minutes 44 seconds East, and a chord length of 1,812.61 feet;

Along said non-tangent curve to the left, an arc distance of 1,884.34 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "KANSAS CITY SOUTHERN ZACHA EXPANSION RPLS 5714" set for corner from which a 1/2-inch iron rod found bears North 04 degrees 19 minutes 18 seconds West, 2.81 feet;

North 00 degrees 19 minutes 49 seconds West, a distance of 246.52 feet to a 1/2-inch iron rod found for the Northwest corner of said The Kansas City Southern Railway Company tract on the South right-of-way of said E. Northwest Highway;

THENCE along the South right-of-way of said E. Northwest Highway and the North line of said The Kansas City Southern Railway Company tract, the following courses and distances:

North 89 degrees 12 minutes 57 seconds East, a distance of 173.50 feet to a 5/8-inch iron rod with a plastic cap stamped "BOUNDARY" found for corner;

South 00 degrees 32 minutes 52 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with a plastic cap stamped "BOUNDARY" found for corner;

THENCE North 89 degrees 12 minutes 57 seconds East, a distance of 206.75 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 80.155 acres or 3,491,549 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of August, 2021, utilizing a G.P.S. bearing related to the State Plane Coordinate System, North Texas Central Zone (4202), North American Datum of 1983, adjustment realization 2011.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Kansas City Southern Railway Company, acting by and through its duly authorized agent, Shawn Mindrup, does hereby adopt this plat, designating the herein described property as **KANSAS CITY SOUTHERN ZACHA EXPANSION**, 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).

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.

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 _____, 2022.

The Kansas City Southern Railway Company

By: _____
Shawn Mindrup
Assistant Secretary of The Kansas City Southern Railway Company

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 Shawn Mindrup, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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.

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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 Final Plat.

Dated this the ____ day of _____, 2022.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

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 Leonard J. Lueker, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____



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

DEVELOPER:
The Kansas City Southern
Railway Company
427 West 12th Street
Kansas, Missouri 64105
PH: (816) 983-1224
smindrup@kcsouthern.com

OWNER:
The Kansas City Southern
Railway Company
427 West 12th Street
Kansas, Missouri 64105
PH: (816) 983-1224
smindrup@kcsouthern.com

PRELIMINARY PLAT
**KANSAS CITY
SOUTHERN ZACHA
EXPANSION**
LOT 1, BLOCK 7471
BEING 80.155 ACRES OUT OF THE ENOCH DYE
SURVEY, ABSTRACT NO. 401 AND THE B. F. DAVIS
SURVEY, ABSTRACT NO. 412
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-035

Date : 08.17.22 Scale : N/A File : 91501_00-PPLT Project No. : 91501.00	ENOCH DYE SURVEY ABSTRACT NO. 401 DALLAS COUNTY, TEXAS	THE KANSAS CITY SOUTHERN RAILWAY COMPANY 427 WEST 12TH STREET KANSAS, MISSOURI 64105
	SHEET	
	6 OF 6	