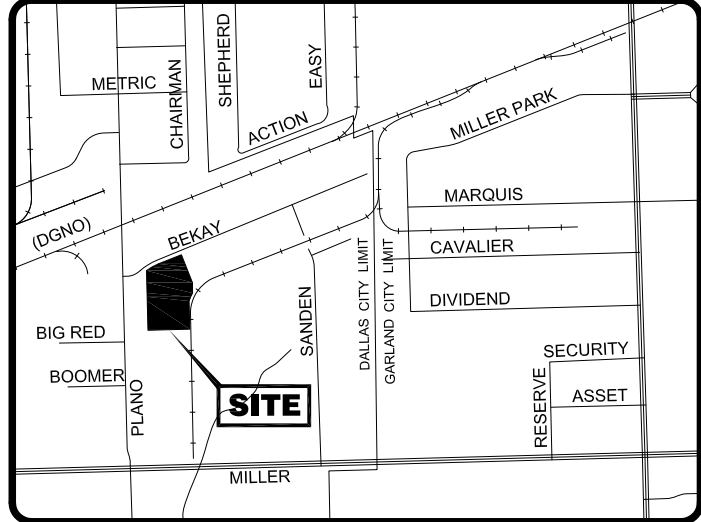


BASIS OF BEARINGS  
SOUTHEAST LINE OF  
DALLAS NORTHEAST INDUSTRIAL PARK,  
THIRD INSTALLMENT  
(due SOUTH)  
VOLUME 73121, PAGE 31  
D.R.D.C.T.



**LEGEND**

A.D.S.	3" ALUMINUM DISK SET STAMPED
60-D.N.F.	*DALLAS PARKS DISTRICT 6 ADD.*
(C.M.)	60d NAIL FOUND
D.R.D.C.T.	CONTROLLING MONUMENT
FDC	DEED RECORDS, DALLAS COUNTY, TEXAS
FH	FIRE DEPARTMENT CONNECTION
I.R.F.	FIRE HYDRANT
NTS	IRON ROD FOUND
O.P.R.D.C.T.	NOT TO SCALE
PG.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B.	PAGE
RAD.	POINT OF BEGINNING
RCB	RADIUS
RCB	REINFORCED CONCRETE BOX
RCB	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
STM	STORM MANHOLE
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND GAS
VAULT	VAULT
VOL.	VOLUME
WM	WATER METER
WV	WATER VALVE
XF	*X* IN CONCRETE FOUND

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 60°13'12" W	18.13'
L2	N 00°02'32" E	17.28'
L3	S 60°13'12" E	18.12'

**GENERAL NOTES**

1. No Lot to Lot drainage will be permitted without Engineering Section approval.
2. The purpose of this plat is to combine portions of multiple lots into 1 lot for redevelopment.
3. The bearings shown hereon are based on the east line of Lot 1, Block 2/8059, Dallas Northeast Industrial Park, Third Installment, as recorded in Volume 73121, Page 31, Deed Records, Dallas County, Texas, held as "South".
4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
5. One existing building to be demolished and removed, the larger open area building to remain.

**PRELIMINARY PLAT  
BEKAY SERVICE CENTER  
LOT 1B, BLOCK 2/8059**

BEING A REPLAT OF PORTIONS  
OF LOT 1, LOT 2 and LOT 4, BLOCK 2/8059  
DALLAS NORTHEAST INDUSTRIAL PARK,  
THIRD INSTALLMENT

(VOLUME 73121, PAGE 31, D.R.D.C.T.)  
7.2179 ACRES out of the  
THOMAS McCANNE SURVEY, ABSTRACT No. 959  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-101  
ENGINEERING PLAN NO. \_\_\_\_\_

**PROJECT INFORMATION**

Date of Survey: 05/26/2015  
Job Number: 1516407  
Drawn By: A.L.B./w.j.j.  
Date of Drawing: 02/03/2016  
File: 1516407 PLAT.Dwg  
**SHEET 1 OF 2**



903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
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TBPLS Firm No. 10139600

DETENTION AREA EASEMENT STATEMENT

The proposed detention area along Block 2/8059 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 2/8059. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 2/8059, unless approved by the Chief Engineer of Development Services. 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 subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas 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 Detention Area in Block 2/8059, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, the City of Dallas is the owner of a tract of land located in the City of Dallas, Dallas County, Texas, being a part of the Thomas McCanne Survey, Abstract No. 959, being all of that called 7.22 acre tract of land described in deed to City of Dallas, as recorded by Instrument No. 201400068872 , Official Public Records, Dallas County, Texas, being a portion of Lot 1, Lot 2 and Lot 4, Block 2/8059, Dallas Northeast Industrial Park, Third Installment, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 73121, Page 31, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the south right-of-way line of Bekay Street (a 60' public right-of-way) for the northeast corner of said 7.22 acre tract, being the northeast corner of said Lot 2, the northwest corner of Lot 3, Block 2/8059, said Dallas Northeast Industrial Park, Third Installment, being the northwest corner of a 30' ingress and egress easement to Lee R. Slaughter, Jr. and Howard F. Slaughter, as recorded in Volume 72242, Page 127, Deed Records, Dallas County, Texas;

**THENCE**, departing said south right-of-way line, along the east line of said 7.22 acre tract, the east line of said Lot 2, the west line of said Lot 3 and along the west line of said Slaughter easement, South 20 degrees 22 minutes 22 seconds East, passing the southeast corner of said Lot 2 at a distance of 300.00 feet, and continuing for a total distance of 311.13 feet to a 3" aluminum disk stamped "Bekay Service Center RPLS 5199" set;

**THENCE**, continuing along the east line of said 7.22 acre tract, South, a distance of 108.48 feet to a 1/2 inch iron rod found for the beginning of a curve to the right;

**THENCE**, continuing along the east line of said 7.22 acre tract and along said curve to the right, having a central angle of 12 degrees 29 minutes 44 seconds, a radius of 424.26 feet, an arc length of 92.53 feet, with a chord bearing of South 25 degrees 40 minutes 30 seconds West and a chord distance of 92.34 feet to a 5/8 inch iron rod found in the east line of said Lot 1, from which the northeast corner of said Lot 1 bears North, a distance of 146.19 feet;

**THENCE**, continuing along the east line of said 7.22 acre tract and along the east line of said Lot 1, South, a distance of 293.58 feet to a 1/2 inch iron rod found for the southeast corner of said 7.22 acre tract, being the northeast corner of Lot 1A, Block 2/8059, Dallas Northeast Industrial Park, Seventh Installment, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99212, Page 2009, Deed Records, Dallas County, Texas;

**THENCE**, along the south line of said 7.22 acre tract and the north line of said Lot 1A, North 89 degrees 57 minutes 50 seconds West, a distance of 435.50 feet to a 3" aluminum disk stamped "Bekay Service Center RPLS 5199" set for the southwest corner of said 7.22 acre tract, same being the southeast corner of that called 46,270 square feet tract of land described as Tract 2 by deed to Balfour Enterprises Inc., as recorded in Volume 92167, Page 905, Deed Records, Dallas County, Texas, from which a 5/8 inch iron rod (leaner) found bears North 89 degrees 57 minutes 50 seconds West, a distance of 232.19 feet;

**THENCE**, along the west line of said 7.22 acre tract, the east line of said Balfour tract and the east line of that called 80,611 square feet tract of land described as Tract 1 by deed to Balfour Enterprises Inc. as recorded in Volume 92167, Page 905, Deed Records, Dallas County, Texas, North, a distance of 622.43 feet to a 3" aluminum disk stamped "Bekay Service Center RPLS 5199" set for the northwest corner of said 7.22 tract, being in the south right-of-way line of said Bekay Street, being the beginning of a curve to the right;

**THENCE** along the north line of said 7.22 acre tract and the south right-of-way line of Bekay Street as follows:

Along said curve to the right having a central angle of 14 degrees 14 minutes 39 seconds, a radius of 570.00 feet, an arc distance of 141.71 feet, a chord bearing of North 62 degrees 33 minutes 01 seconds East and a chord distance of 141.34 feet;

North 69 degrees 46 minutes 09 seconds East, a distance of 257.66 feet to the **POINT OF BEGINNING** and containing 314,410 square feet or 7.2179 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein above described property as **BEKAY SERVICE CENTER**, 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 \_\_\_\_\_, 2016.

**BY: CITY OF DALLAS**

RELEASED 2/3/2016 FOR REVIEW PURPOSES ONLY.  
BY: PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
(AUTHORIZED SIGNATURE)

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forgoing 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Douglas S. Loomis, 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-8.017 (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 \_\_\_\_\_, 2016.

RELEASED 2/3/2016 FOR REVIEW PURPOSES ONLY.  
PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
Douglas S. Loomis  
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Douglas S. Loomis, known to me to be the person whose name is subscribed to the forgoing 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**BEKAY SERVICE CENTER**  
**LOT 1B, BLOCK 2/8059**  
BEING A REPLAT OF PORTIONS OF  
LOT 1, LOT 2 and LOT 4, BLOCK 2/8059  
DALLAS NORTHEAST INDUSTRIAL PARK,  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-101  
ENGINEERING PLAN NO. \_\_\_\_\_

**OWNER:**  
CITY OF DALLAS  
1500 Marilla Street  
Room 6FS  
Dallas, Texas 75201  
(214) 670-4100

**ENGINEER:**  
URBAN ENGINEERS GROUP, INC.  
167 Turtle Creek Boulevard  
Suite "A"  
Dallas, Texas 75207  
(214) 252-1600

**PROJECT INFORMATION**  
Date of Survey: 05/26/2015  
Job Number: 1516407  
Drawn By: A.L.B./w.j.j.  
Date of Drawing: 02/03/2016  
File: 1516407 PLAT.Dwg  
**SHEET 2 OF 2**

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 **SCI**  
Survey Consultants, Inc.