

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°17'52"E	5.50
L2	N00°42'08"W	15.00
L3	N89°17'52"E	5.50
L4	N00°42'08"W	6.26
L5	N89°17'52"E	28.97
L6	N00°42'08"W	15.00
L7	S89°17'52"W	15.05
L8	S49°30'48"E	20.30
L9	S49°30'48"E	14.59
L10	S45°25'45"E	20.50
L11	N44°34'15"E	15.00
L12	N45°25'45"E	20.50
L13	S65°38'55"E	20.56
L14	S24°21'06"W	15.00
L15	S65°38'55"E	20.56
L16	N89°17'52"E	15.00
L17	N89°17'52"E	15.00
L18	S00°42'08"E	5.50
L19	S89°17'52"W	15.00
L20	N00°42'08"W	5.50
L21	S00°42'08"E	5.50
L22	S89°17'52"W	15.00
L23	N00°42'08"W	5.50
L24	S00°42'08"E	5.50
L25	S89°17'52"W	15.00
L26	N00°42'08"W	5.50
L27	S87°33'14"E	15.02
L28	S89°17'52"W	15.00
L29	N00°42'08"W	13.55
L30	N89°17'52"E	15.00
L31	S00°42'08"E	13.55
L32	N00°42'08"W	13.55
L33	N89°17'52"E	15.00
L34	S00°42'08"E	13.55
L35	N89°17'52"E	29.62
L36	N51°42'40"W	40.43
L37	N51°42'40"W	51.26
L38	N85°37'54"W	28.44
L39	S85°37'54"E	15.00
L40	N04°22'06"E	41.80
L41	S85°37'54"E	13.74

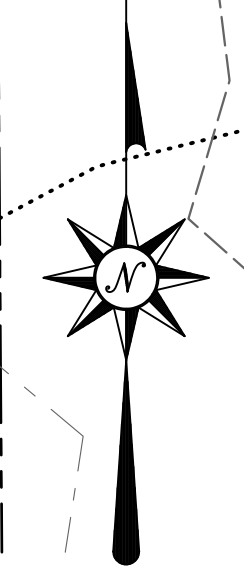
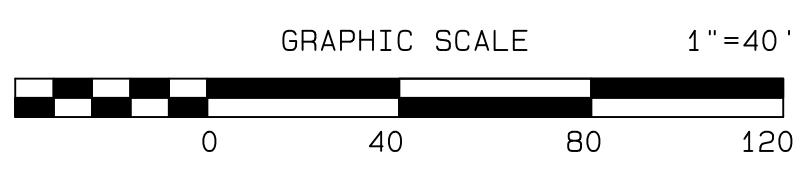
CITY OF DALLAS
VOL. 2005253, PG. 9288
D.R.D.C.T.

POINT OF BEGINNING
P.K. NAIL FOUND

LOT 1, BLOCK C
CORNERSTONE-MANAWA ADDITION
VOL. 2004024, PG. 46
P.R.D.C.T.

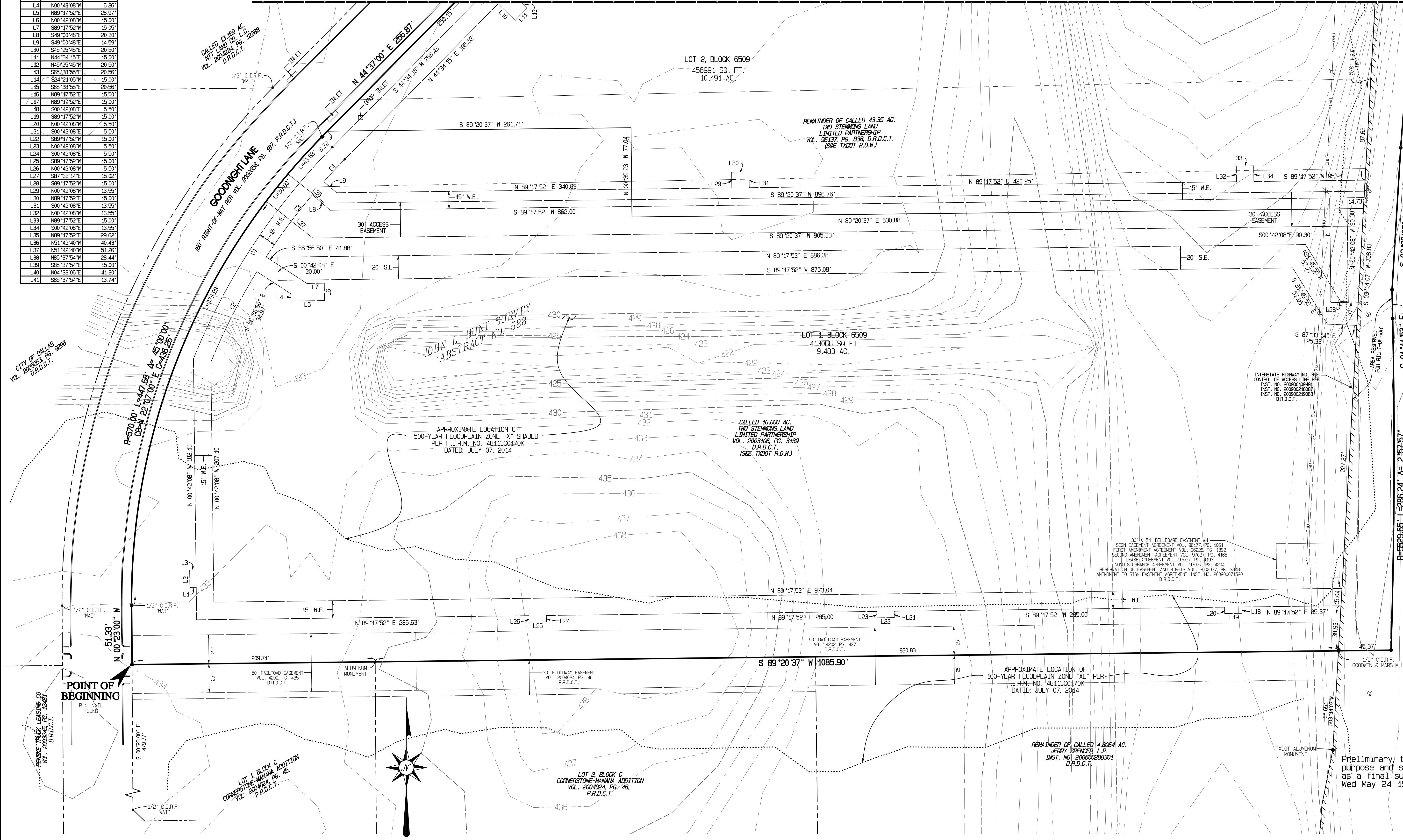
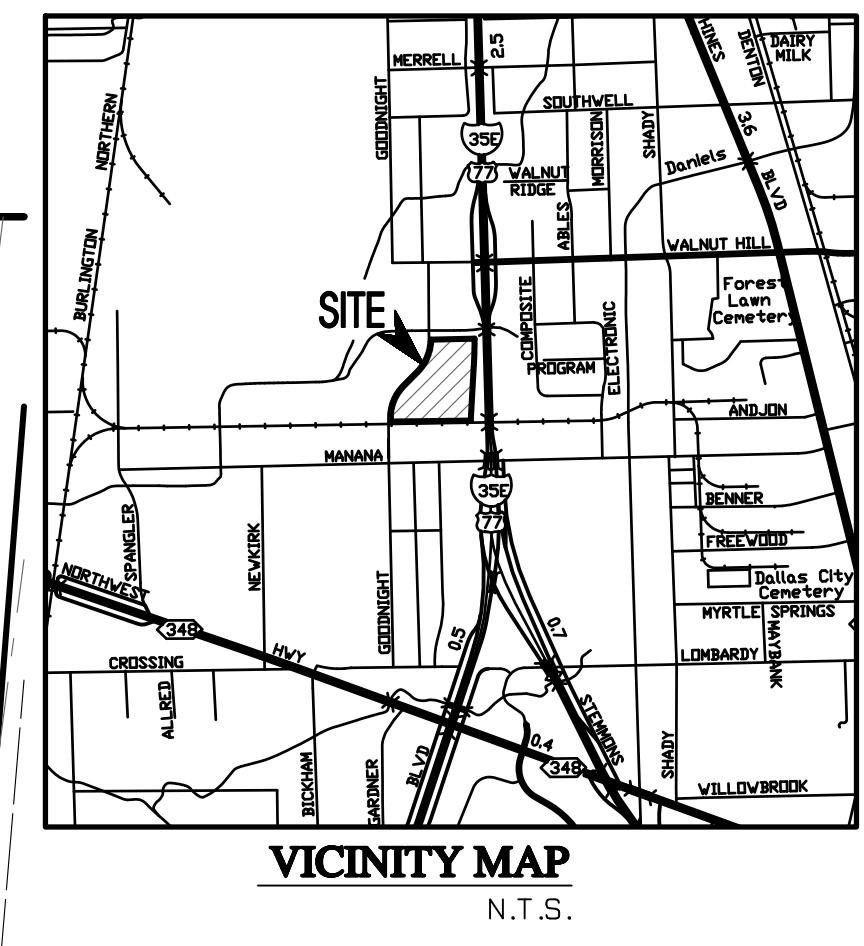
CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	219.91'	S33°15'36"W	597.00'	22°37'17"	218.49'
C2	87.70'	S85°54'01"W	542.00'	9°16'16"	87.61'
C3	66.90'	N36°39'28"E	542.00'	7°04'20"	66.86'
C4	26.40'	N43°10'31"E	542.00'	2°47'28"	26.40'
C5	224.70'	N84°47'15"E	657.99'	19°33'59"	223.61'
C6	453.88'	S24°20'35"W	642.99'	40°26'39"	444.51'
C7	210.96'	N14°30'48"E	657.99'	18°22'13"	210.06'



SEE SHEET 2

SEE SHEET 2



LEGEND

- BOUNDARY CORNER AS NOTED
- POWER POLE
- ⊙ SEWER MANHOLE
- ⊕ STREET LIGHT
- ⊞ ELECTRIC JUNCTION BOX
- ⊠ SIGN/BILLBOARD
- ⊡ VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE
- R/W RIGHT-OF-WAY
- I.P.F. IRON PIPE FOUND
- I.R.F. IRON ROD FOUND
- C.I.R.F. CAPPED IRON ROD FOUND
- C.I.R.S. CAPPED IRON ROD SET (GOODWIN & MARSHALL)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS OF DALLAS COUNTY, TEXAS
- BOUNDARY LINE
- - - EASEMENT LINE
- X- FENCE LINE
- o- OVERHEAD UTILITY LINE
- NON-ACCESS LINE

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. Issued for review Wed May 24 15:32:15 2017

OWNER/DEVELOPER:
CHI/ACQUISITIONS, L.P.
3819 MAPLE AVENUE
DALLAS, TX 75219
(214) 661-8341

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 6509
GOODNIGHT INDUSTRIAL
BEING 20.825 ACRES
SITUATED IN THE
DALLAS CITY BLOCK NO. 6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS
MAY 2017
CITY PLAN FILE NUMBER: S167-195

E:\107530 - Goodnight Industrial - Crow Copo\PLAT\PRELIM PLAT.plt

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHI/ACQUISITIONS, L.P., a Delaware limited partnership does hereby adopt this plat, designating the herein described property as Goodnight Industrial on 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 hereon 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.

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 _____, 2017.

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT

I, John Nicholas Rogers, 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. 21A-9.617 (a) (1) (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 _____, 2017.

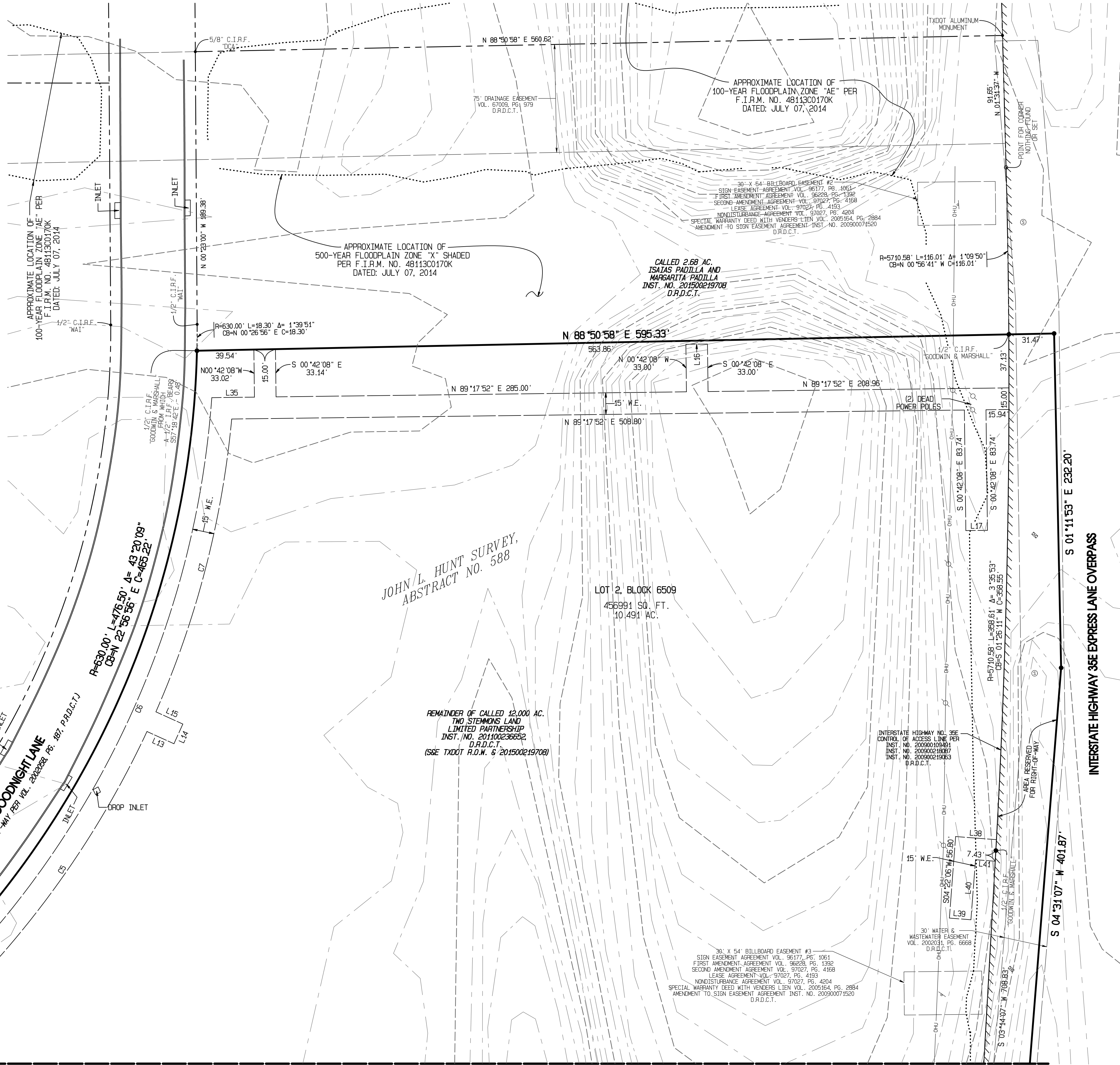
John Nicholas Rogers
Registered Professional Land Surveyor #6372
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, TX 76051
(817) 329-4373

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally John Nicholas Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires: _____



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS TWO STEMMONS LIMITED PARTNERSHIP is the owner of a tract of land situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6509, part of that certain remainder of called 10.000 acre tract described in a deed to Two Stemmons Land Limited Partnership recorded in Volume 2003106, Page 3139 of the Deed Records of Dallas County, Texas (DRDCT), part of that certain remainder of called 43.35 acre tract described in a deed to Two Stemmons Land Limited Partnership recorded in Volume 96137, Page 838 (DRDCT), part of that certain remainder of called 12.000 acre tract described in a deed to Two Stemmons Land Limited Partnership recorded in Instrument No. 20100236652 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a P.K. nail found for the Southwest corner of said 10.000 acre tract, the Northwest corner of Lot 1, Block C of Cornerstone-Manana Addition recorded in Volume 2004024, Page 46 of the Plat Records of Dallas County, Texas (PRDCT), and being in the East right-of-way line of Goodnight Lane (60' right-of-way width) as shown in the Final Plat of Goodnight Lane recorded in Volume 2002058, Page 187 (PRDCT), from which a 1/2" capped iron rod found stamped "WAI" in the East right-of-way line of said Goodnight Lane and the West line of said Lot 1, Block C bears South 00 deg. 23 min. 00 sec. East - 479.77 feet,
THENCE North 00 deg. 23 min. 00 sec. West along the West line of said 10.000 acre tract and the East right-of-way line of said Goodnight Lane, a distance of 51.33 feet to a 1/2" capped iron rod found stamped "WAI" for a Point of Curvature of a circular curve to the right, having a radius of 570.00 feet, a central angle of 45 deg. 00 min. 00 sec., and being subtended by a chord which bears North 22 deg. 07 min. 00 sec. East - 436.26 feet,

THENCE in a northeasterly direction along said curve to the right, the West line of said 10.000 acre tract, the West line of said remainder of called 43.35 acre tract, and said East right-of-way line, a distance of 447.68 feet to a 1/2" capped iron rod found stamped "WAI",

THENCE North 44 deg. 37 min. 00 sec. West along to said curve and continue along the West line of said remainder of called 43.35 acre tract, the West line of said 12.000 acre tract, and said East right-of-way line, a distance of 256.87 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for a Point of Curvature of a circular curve to the left, having a radius of 630.00 feet, a central angle of 43 deg. 20 min. 09 sec., and being subtended by a chord which bears North 22 deg. 56 min. 56 sec. East - 465.22 feet,

THENCE in a northeasterly direction along said curve to the left, the West line of said 12.000 acre tract and said East right-of-way line, a distance of 476.50 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of a called 2.68 acre tract described in a deed to Isaias Padilla and Margarita Padilla recorded in Instrument No. 20150219708 (DRDCT), from which a 1/2" capped iron rod found for reference bears South 57 deg. 18 min. 42 sec. East - 0.49 feet, and a 1/2" capped iron rod found stamped "WAI" in the East right-of-way line of said Goodnight Lane, same being the West line of said 2.68 acre tract bears North 00 deg. 26 min. 56 sec. East - 18.30 feet,

THENCE North 88 deg. 50 min. 58 sec. East departing the West line of said 12.000 acre tract and said East right-of-way line, and continue along the South line of said 2.68 acre tract, at 563.86 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southeast corner of same and continue a total distance of 595.33 feet to the East line of a called 0.5879 acre tract in Instrument No. 200900109491 (DRDCT),

THENCE South 01 deg. 11 min. 53 sec. East along said East line, a distance of 232.20 feet,

THENCE South 04 deg. 31 min. 07 sec. West along said East line, the East line of a called 0.0384 acre tract described in Instrument No. 200900218087 (DRDCT), and the East line of a called 0.3582 acre tract described in Instrument No. 200900219063 (DRDCT), a distance of 401.87 feet,

THENCE South 03 deg. 28 min. 07 sec. West along the East line of said 0.3582 acre tract, a distance of 122.56 feet,

THENCE South 01 deg. 11 min. 53 sec. East along said East line, a distance of 24.94 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 5529.65 feet, a central angle of 2 deg. 57 min. 57 sec., and being subtended by a chord which bears South 00 deg. 16 min. 44 sec. West - 286.21 feet,

THENCE in a southerly direction along said curve to the right and said East line, a distance of 286.24 feet to the Southeast corner of same,
THENCE South 89 deg. 20 min. 37 sec. West along the South line of said 0.3582 acre tract and the South line of said 10.000 acre tract, the North line of said 4.8064 acre tract, the North lines of Lot 1 and 2, Block C of said Cornerstone-Manana Addition, a distance of 45.37 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" at 676.20 feet pass an aluminum monument found for the Northeast corner of said Lot 1, same being the Northwest corner of said Lot 2, continue a total distance of 1085.90 feet to the POINT OF BEGINNING, containing 907,137 square feet or 20.825 acres of land, more or less.

GENERAL NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. Elevations shown hereon were derived from GPS observation and calibrated to Dallas Water Utilities Benchmark No. 22-M-8 having a published elevation of 434.28 feet (NAVD88).
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "Goodwin & Marshall", unless otherwise noted.
- Selling a portion of a tract, platted, lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
- No Concentration of surface flow greater than 10 c.f.s. shall be allowed to enter any street right-of-way or adjacent property.
- Sight easement: Nothing at an elevation greater than the top of curb plus 2 feet allowed in area except single trunk trees pruned to a height of 7 feet. Trees are to be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created. No Parking allowed in this area.
- All new utilities serving this development shall be installed underground.
- According to the Flood Insurance Rate Map (FIRM) panel 4813C0170K, effective July 07, 2014, this survey is located in Flood Insurance Zone "X" shaded areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood and Zone "AE" shaded base flood elevations determined.
- Submission and approval of grading plans by Public Works as part of the permit application process is required for future buildings/additions on these lots.
- Plans for the use of water or other liquid injection into the soil for any purpose, shall be reviewed and approved by the CP/Engineering Department prior to beginning such soil injections.
- The purpose of this plat is to create two lots from a 20 acre tract.

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. Issued for review
Wed May 24 15:32:37 2017

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 6509
GOODNIGHT INDUSTRIAL
BEING 20.825 ACRES
SITUATED IN THE
DALLAS CITY BLOCK NO. 6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS
MAY 2017

CITY PLAN FILE NUMBER: S167-195

SEE SHEET 1

SEE SHEET 1

OWNER/DEVELOPER:
CHI/ACQUISITIONS, L.P.
3819 MAPLE AVENUE
DALLAS, TX 75219
(214) 661-8341

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

