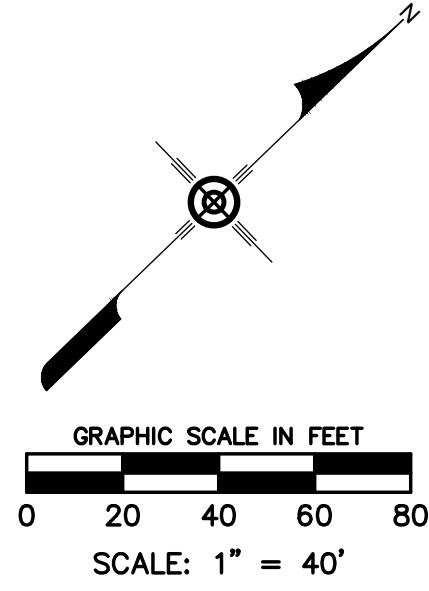
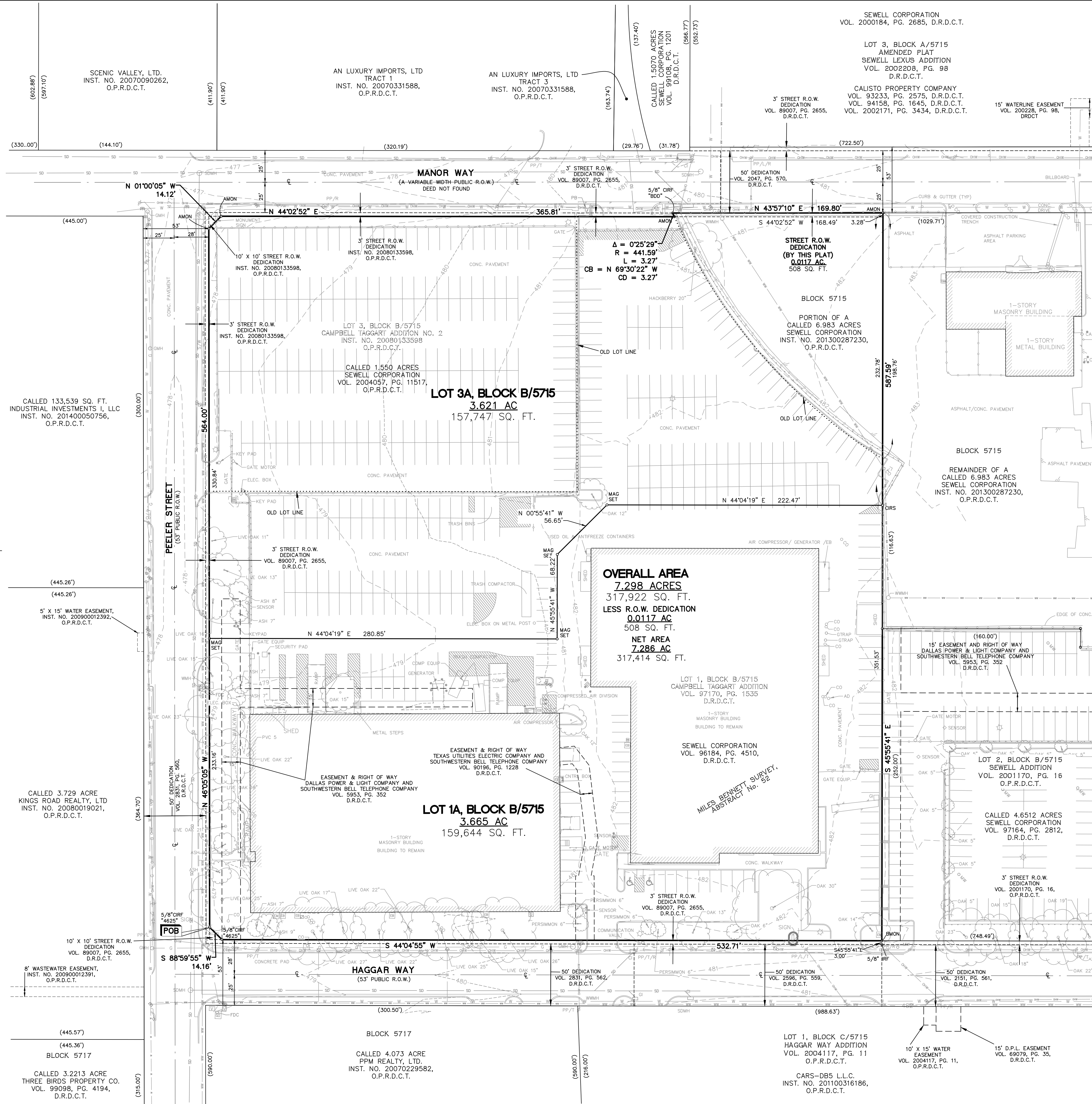


* VICINITY MAP *
(NOT TO SCALE)
MAPSCO NO. 34-L



LEGEND

GIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
AMON SET	3-1/4 ALUMINUM DISK STAMPED "SSA-STANTEC" AFFIXED TO 5/8-INCH IRON ROD SET
MAG SET	MAG NAIL WITH WASHER STAMPED "SSA-STANTEC" SET
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
C/GI	CURB/GRADE INLET
*	LIGHT POLE
⊗	UTILITY POLE
⊖	DOWN GUY
—	SIGN
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
—OH—	OVERHEAD WIRES
WMHO	WASTEWATER MANHOLE
SDMH	STORM SEWER MANHOLE
GMHO	GAS MANHOLE
S/W	CONCRETE SIDEWALK
—	CHAIN LINK FENCE
—	WROUGHT IRON FENCE/HAND RAIL
—	EDGE OF ASPHALT
•	BOLLARD
⊕	UTILITY VAULT
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
—482—	CONTOUR LABEL
—WW—	UNDERGROUND WASTEWATER LINE
—W—	UNDERGROUND WATER LINE
—SD—	UNDERGROUND STORM DRAINAGE LINE
—G—	UNDERGROUND GAS LINE
—	CENTERLINE



- * NOTES ***
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO RECONFIGURE EXISTING LOTS FOR REDEVELOPMENT.
 - THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 481530330A, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE SITE IS WITHIN THE 65 LBN CONTOUR OF LOVE FIELD AND THE NOISE LEVEL MAY REQUIRE SPECIAL CONSTRUCTION STANDARDS FOR CERTAIN USES PER THE BUILDING CODE.

- * BENCHMARKS ***
- CITY OF DALLAS WATER DEPARTMENT BENCHMARKS
- SQUARE CUT FOUND ON TOP OF CONCRETE CURB OF STORM SEWER DROP INLET ON THE N.E. CORNER OF THE INTERSECTION OF LEMMON AVENUE AND ATWELL STREET. ELEVATION = 490.98'
 - SQUARE CUT FOUND ON THE CENTERLINE TOP OF CURB OF A STORM SEWER INLET APPROXIMATELY 1120' SOUTHWESTERLY FROM THE CENTERLINE INTERSECTION OF LEMMON AVENUE AND MANOR WAY ALONG THE SOUTHERN CURB LINE OF MANOR WAY. ELEVATION = 480.17'

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
August 11, 2017

PRELIMINARY PLAT
SEWELL SERVICES ADDITION
LOTS 1A AND 3A, BLOCK B/5715

REPLAT OF ALL OF LOT 1, BLOCK B/5715 OF CAMPBELL TAGGART ADDITION, RECORDED IN VOLUME 97170, PAGE 1535, D.R.D.C.T., ALL OF LOT 3, BLOCK B/5715, OF CAMPBELL TAGGART ADDITION, NO. 2, RECORDED IN INSTRUMENT NO. 20080133598, O.P.R.D.C.T., AND A PORTION OF A CALLED 6.983 ACRES, SEWELL CORPORATION, RECORDED IN INST. NO. 201300287230, O.P.R.D.C.T. IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL ACRES = 7.298 ACRES

CITY PLAN FILE NO. S167-264
ENGINEERING PLAN NO. 311T

AUGUST 11, 2017

OWNER:
SEWELL CORPORATION
C/O SEWELL AUTOMOTIVE COMPANIES
3860 W. NORTHWEST HIGHWAY,
SUITE 400
DALLAS, TEXAS 75209
PHONE: (214) 902-2234
CONTACT: J. SCOTT CZERWINSKI

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRDT, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **SEWELL CORPORATION** IS THE OWNER OF A 7.298 ACRE TRACT OF LAND SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, CITY OF DALLAS BLOCK NO. B/5715 AND 5715, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK B/5715 CAMPBELL TAGGART ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97170, PAGE 4510, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AS DESCRIBED TO THE SEWELL CORPORATION IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 96184, PAGE 4510, D.R.D.C.T., AND ALL OF LOT 3, BLOCK B/5715, CAMPBELL TAGGART ADDITION, ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20080133598, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AS DESCRIBED TO THE SEWELL CORPORATION IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2004057, PAGE 11517, O.P.R.D.C.T. AND ALSO BEING A PORTION OF THAT CALLED 6.983 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO SEWELL CORPORATION RECORDED IN INSTRUMENT NUMBER 201300287230, O.P.R.D.C.T., SAID 7.298 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "4625" FOUND AT THE WESTERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PEELER STREET, (A 53-FOOT PUBLIC RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HAGGAR WAY, (A 53-FOOT PUBLIC RIGHT-OF-WAY) AND BEING A SOUTHERLY CORNER OF SAID LOT 1, BLOCK B/5715;

THENCE NORTH 46°05'05" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 564.00 FEET TO A 3-1/4-INCH ALUMINUM CAP STAMPED "SSA-STANTEC" AFFIXED TO A 5/8-INCH IRON ROD, (HEREAFTER REFERRED TO AS "AMON") SET FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MANOR WAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING A WESTERLY CORNER OF SAID LOT 3, BLOCK B/5715;

THENCE NORTH 01°00'05" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 14.12 FEET TO AN AMON SET FOR THE NORTH END OF SAID CORNER CLIP IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MANOR WAY.;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

NORTH 44°02'52" EAST, A DISTANCE OF 365.81 FEET TO AN AMON SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK B/5715 AND BEING IN THE SOUTHERLY LINE OF SAID 6.983 ACRE TRACT OF LAND, AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 20°16'54" EAST, A DISTANCE OF 441.59 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°25'29" FOR AN ARC LENGTH OF 3.27 FEET, A CHORD BEARING OF NORTH 69°30'22" WEST AND A CHORD DISTANCE OF 3.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BDD" FOUND FOR CORNER;

NORTH 43°57'10" EAST, A DISTANCE OF 169.80 FEET TO AN AMON SET FOR CORNER;

THENCE SOUTH 45°55'41" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, OVER AND ACROSS SAID 6.983 ACRE TRACT OF LAND, AT A DISTANCE OF 198.76 FEET PASSING A SOUTH CORNER OF SAID 6.983 ACRE TRACT OF LAND, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK B/5715, CONTINUING ALONG THE COMMON LINE OF SAID 6.983 ACRE TRACT OF LAND AND SAID LOT 1, BLOCK B/5715, AT A DISTANCE OF 335.39 FEET PASSING THE MOST SOUTHERLY CORNER OF SAID 6.983 ACRE TRACT, SAME BEING THE MOST WESTERLY CORNER OF LOT 2, BLOCK B/5715, SEWELL ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001170, PAGE 16, O.P.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK B/5715 AND SAID LOT 2, BLOCK B/5715 FOR A TOTAL DISTANCE OF 587.59 FEET TO A BRASS MONUMENT FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK B/5715, SAME BEING THE MOST SOUTHERLY CORNER OF SAID LOT 2, BLOCK B/5715 AND BEING IN THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF HAGGAR WAY AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 45°55'41" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 44°04'55" WEST ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 532.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "4625" FOUND FOR EAST END OF SAID CORNER CLIP AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PEELER STREET;

THENCE SOUTH 88°59'55" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 317,922 SQUARE FEET OR 7.298 ACRES MORE OR LESS:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **SEWELL CORPORATION**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SEWELL SERVICES ADDITION**, 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 BUILDINGS, 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 _____, 2017.

SEWELL CORPORATION

NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, 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-8.617 (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 _____, 2017.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weird, R.P.L.S.
Registration No. 5066
August 11, 2017

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, 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 THEREIN EXPRESSED AND UNDER OATH STATED THE 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

PRELIMINARY PLAT

SEWELL SERVICES ADDITION
LOTS 1A AND 3A, BLOCK B/5715

REPLAT OF ALL OF LOT 1, BLOCK B/5715
OF CAMPBELL TAGGART ADDITION,
RECORDED IN VOLUME 97170, PAGE 1535, D.R.D.C.T.,
ALL OF LOT 3, BLOCK B/5715,
OF CAMPBELL TAGGART ADDITION, NO. 2,
RECORDED IN INSTRUMENT NO. 20080133598, O.P.R.D.C.T.,
AND A PORTION OF A CALLED 6.983 ACRES,
SEWELL CORPORATION,
RECORDED IN INST. NO. 201300287230, O.P.R.D.C.T.
IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TOTAL ACRES - 7.298 ACRES

CITY PLAN FILE NO. S167-264
ENGINEERING PLAN NO. 311T

AUGUST 11, 2017

OWNER: _____
SEWELL CORPORATION
C/O SEWELL AUTOMOTIVE COMPANIES
3860 W. NORTHWEST HIGHWAY,
SUITE 400
DALLAS, TEXAS 75209
PHONE: (214) 902-2234
CONTACT: J. SCOTT CZERWINSKI

SURVEYOR: _____
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.