

S. R.L. THORNTON FREEWAY (VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Ghala Petroleum, Inc. is the owner of a tract of land situated in the David Ricketts Survey, Abstract No. 1542, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block 2/6634 of Beckley Heights Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 9, Page 293 of the Map Records of Dallas County, Texas and as conveyed to Ghala Petroleum, Inc. by Warranty Deed recorded in Instrument No. 200900975565, Official Public Records of Dallas County, Texas and also being all of Lot 2, Block 2/6634 of said Beckley Heights Addition as conveyed to Ghala Petroleum, Inc. by Warranty Deed recorded in Volume 2005078, Page 6656 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a 5/8" yellow capped iron pin found on the south right-of-way line of Burrell Drive (60' R.O.W.) for the northeast corner of Lot 1-A, Block 2/6634 of Plain Truth Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 77179, Page 215, Deed Records of Dallas County, Texas;

Thence, South 89°57'54" East, along the south right-of-way line of Burrell Drive (60' R.O.W.), a distance of 165.00 feet to a 5/8" yellow capped iron pin found for corner;

Thence, South 44°47'44" East, along the south right-of-way line of Burrell Drive, a distance of 35.26 feet to a 1/2" iron pin found for corner at the intersection of the south right-of-way line of Burrell Drive and the west right-of-way line of S. R.L. Thornton Freeway (variable width R.O.W.);

Thence, South 00°19'36" West, along the west right-of-way line of S. R.L. Thornton Freeway (variable width R.O.W.), a distance of 175.00 feet to a 5/8" yellow capped iron pin found for the southeast corner of said Lot 2 and the northeast corner of Lot 3, Block 2/6634, of said Beckley Heights Addition and also being the northeast corner of a tract of land as conveyed to Speed Petro, Inc. by deed recorded in Instrument No. 200700223689 of the Official Public Records of Dallas County, Texas;

Thence, North 89°57'54" West, along the south line of said Lot 2 and the north line of said Lot 3, a distance of 340.00 feet to a 1/2" iron pin found on the east line of Lot 5A, Block 2/6634 of N.H.S. Laureland Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2002187, Page 20, Deed Records of Dallas County, Texas and for the southwest corner of said Lot 2 and the northwest corner of said Lot 3;

Thence, North 00°19'36" East, along the west line of said Lot 3, the east line of said Lot 5A and the east line of Lot 34, Block 2/6634 of said Beckley Heights Addition, a distance of 100.00 feet to a 1/2" iron pin found for the northwest corner of said Lot 3 and the south west corner of said Lot 1-A;

Thence, South 89°57'54" East, along the north line of said Lot 3 and the south line of said Lot 1-A, a distance of 150.00 feet to a 5/8" yellow capped iron pin found for the southeast corner of said Lot 1-A;

Thence, North 00°19'36" East, along the east line of said Lot 1-A, a distance of 100.00 feet to the Point of Beginning and containing 52,686 square feet or 1.209 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ghala Petroleum, Inc., does hereby adopt this plat, designating the herein described property as **BURRELL - 35 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway 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, 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
GHALA PETROLEUM, INC.  
BY: \_\_\_\_\_

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 foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

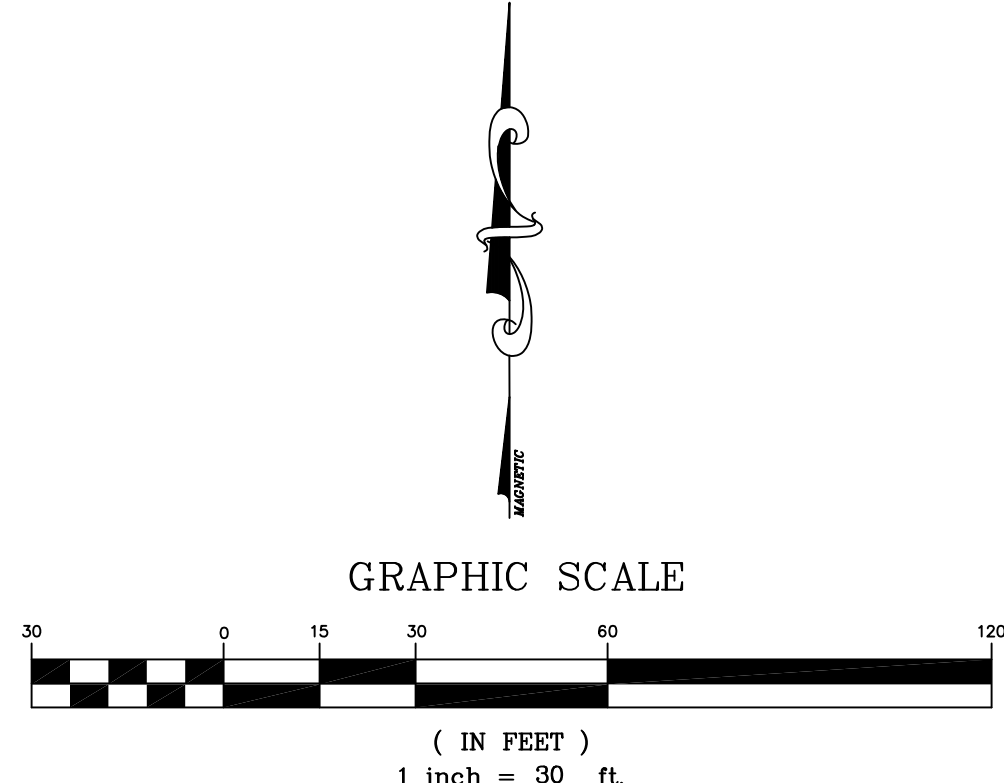
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

Curve #	Length	Radius	Delta	Chord
C1	6.41'	6.03'	60°56'47"	S29°18'17"E, 6.11'
C2	31.43'	30.39'	59°15'24"	S30°08'58"E, 30.05'
C3	10.74'	10.39'	59°15'24"	N30°08'58"W, 10.27'
C4	27.47'	26.03'	60°28'35"	N29°32'23"W, 26.21'

- LEGEND**
- C.I.P.F. - YELLOW CAPPED IRON PIN FOUND
  - I.P.F. - IRON PIN FOUND
  - (C.M.) - CONTROLLING MONUMENT
  - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
  - R.P.R.D.C.T. - REAL PROPERTY RECORDS DALLAS COUNTY TEXAS
  - FND. - FOUND
  - U.E. - UTILITY EASEMENT
  - CONC. - CONCRETE
  - SS - SANITARY SEWER MANHOLE
  - FD - FIRE HYDRANT
  - WV - WATER VALVE
  - WM - WATER METER
  - P.P. - POWER POLE W/GUY WIRE
  - ASPH - ASPHALT
  - GM - GAS MANHOLE
  - ICV - IRRIGATION CONTROL VALVE

**GENERAL NOTES:**

- Purpose of the plat is to create one lot from two existing lots.
- Bearings based on the south line of Burrell Drive by Beckley Heights Addition, Volume 9, Page 293, Map Records of Dallas County, Texas.
- Lot-to-lot drainage is not permitted without Engineering Section Approval.
- No structures existing. Property is vacant.
- TxDOT approval may be required for any driveway modification or new access point(s).
- State Plane coordinates based on the Texas State Plane Coordinate System NAD 83, Texas North Central Zone 4202.



**CARROLL CONSULTING GROUP, INC.**  
P.O. BOX 11 LAVON, TEXAS 75166  
O: (214) 726-2041 C: (972) 742-4411  
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE	DRAWN BY:
2310-15	1"=30'	DECEMBER 18, 2015	CP

OWNER:  
GHALA PETROLEUM, INC.  
7027 SOUTH R.L. THORNTON  
DALLAS, TEXAS 75232

**REPLAT**  
**BURRELL - 35 ADDITION**  
**LOT 1-B, BLOCK 2/6634**  
Being a replat of Part of Lot 1 & all of Lot 2  
Block 2/6634, of Beckley Heights Addition  
H. Wilburn Survey, Abstract No. 1542  
City of Dallas, Dallas County, Texas  
City Plan File No. S156-083

**SURVEYOR'S STATEMENT**

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Notary Public for the State of Texas  
My Commission expires \_\_\_\_\_