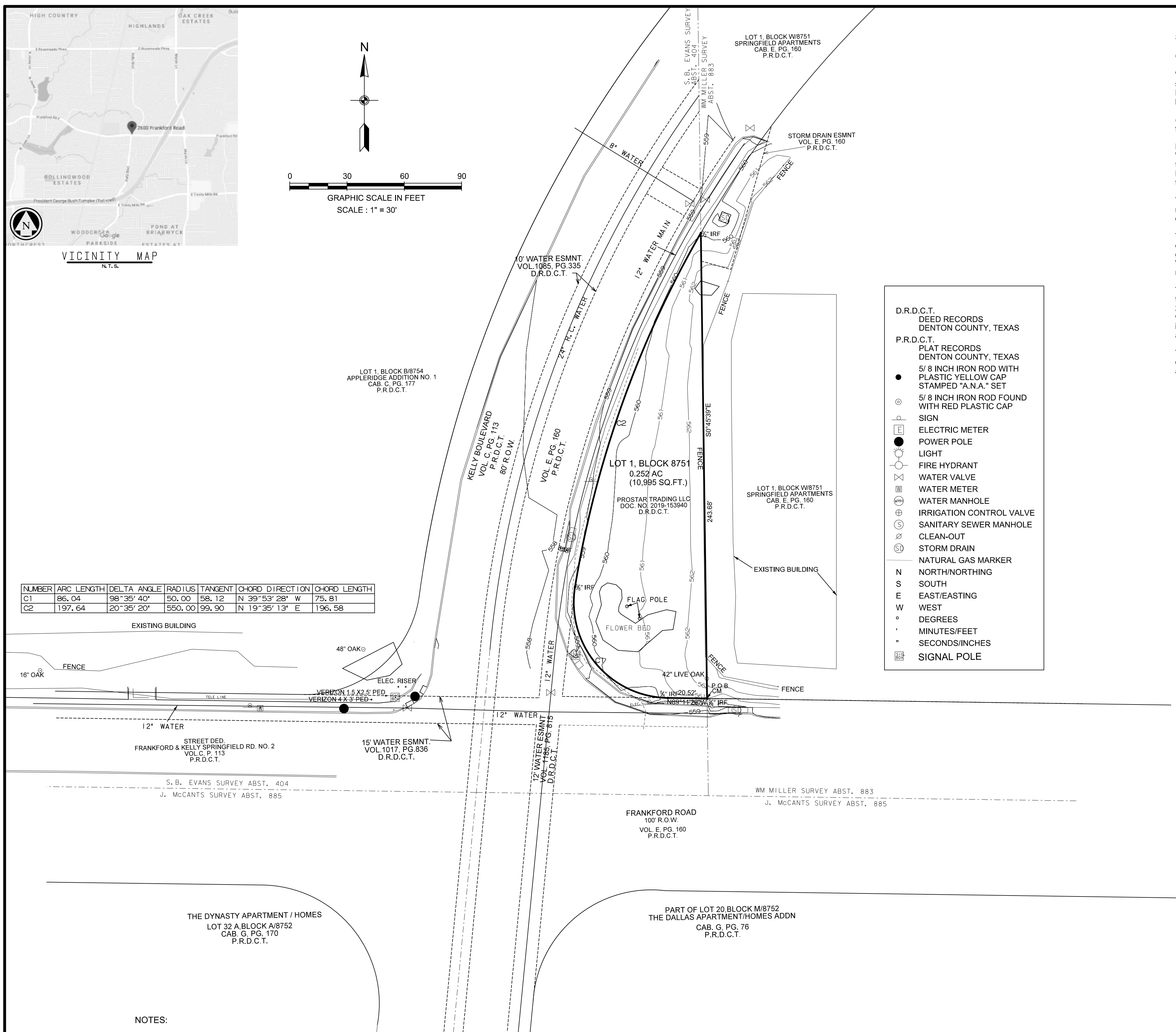


NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD	DIRECTION	CHORD LENGTH
C1	86.04	98°35'40"	50.00	58.12	N 39°53'28" W	75.81	
C2	197.64	20°35'20"	550.00	99.90	N 19°35'13" E	196.58	



- D.R.D.C.T.
DEED RECORDS
DENTON COUNTY, TEXAS
- P.R.D.C.T.
PLAT RECORDS
DENTON COUNTY, TEXAS
- 5/8 INCH IRON ROD WITH PLASTIC YELLOW CAP STAMPED "A.N.A." SET
 - 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP
 - SIGN
 - ⊞ ELECTRIC METER
 - ⊞ POWER POLE
 - ⊞ LIGHT
 - ⊞ FIRE HYDRANT
 - ⊞ WATER VALVE
 - ⊞ WATER METER
 - ⊞ WATER MANHOLE
 - ⊞ IRRIGATION CONTROL VALVE
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ CLEAN-OUT
 - ⊞ STORM DRAIN
 - ⊞ NATURAL GAS MARKER
 - N NORTH/NORTHING
 - S SOUTH
 - E EAST/EASTING
 - W WEST
 - ° DEGREES
 - ' MINUTES/FEET
 - " SECONDS/INCHES
 - ⊞ SIGNAL POLE

- NOTES:
- LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER APPROVAL FROM THE ENGINEERING DIVISION IN ROOM 200 AT 320 E. JEFFERSON BLVD.
 - 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.
 - A 5/8" IRS = THREE INCH CAP STAMPED "ANA/ INTERNATIONAL CENTER V" UNLESS OTHERWISE NOTED.
 - BEARINGS ARE EXPRESSED AS GRID BEARINGS (TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 DATUM), AS DETERMINED BY GPS OBSERVATION.
 - THE PURPOSE OF THIS PLAT IS TO PLAT ONE TRACT INTO 1 LOT TO CREATE A BUILDING SITE.
 - 2 FLAG POLES ON SITE TO BE REMOVED.

SURVEYOR'S STATEMENT

I, Edward Khalil, 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, and the Texas Local Government Code, Chapter 212. I further affirm that documentation 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 _____ 2020

Edward Khalil
Texas Registered Professional Land Surveyor No. 5951

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Edward Khalil, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ___ day of _____ 2020.

Notary Public in and for the State of Texas

"Preliminary, this document shall not be used for any purposes and shall not be used or viewed or relied upon as a final survey document"

OWNER/ DEVELOPER
PROSTAR TRADING LLC

2600 Perth St.
DALLAS, TX 75220
TEL. (972) 841-9494
FAX (214) 468-0207

SURVEYOR
A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

**PRELIMINARY PLAT
PROSTAR ADDITION**

LOT 1, BLOCK 8751
0.252 Acre (10,995 Sq. Ft.)

SITUATED IN THE
SAMUEL B. EVANS SURVEY, ABSTRACT No. 404
AN ADDITION TO THE CITY OF DALLAS
DENTON COUNT, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT PROSTAR TRADING, LLC., by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as PROSTAR, LOT 1, BLOCK 8751, an Addition to the City of Dallas, Denton 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 shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the 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 waste water 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 waste water 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 _____ 2020.

BY: PROSTAR TRADING, LLC.
Authorized Agent

STATE OF TEXAS ()
COUNTY OF DENTON ()

BEFORE ME, the undersigned authority, a Notary public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

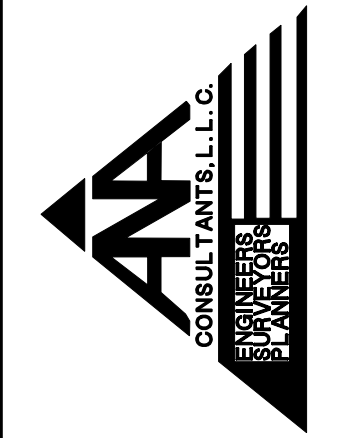
GIVEN under my hand and seal of office this the ___ day of _____ 2020.

Notary Public in and for the State of Texas

PROJECT NO.	DATE	REVISIONS
150690		
DRAWN BY	JSW	
APPROVED BY	EKK	
DATE	10-31-2020	

**PRELIMINARY PLAT
PROSTAR ADDITION
LOT 1 IN CITY BLOCK 8751**

5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955
TBPLS F.NO. 10090800



S 201-546

SHEET 1 OF 1

STAINES
DALLAS
ELLER