

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **FIRST CO.** is the owner of a 2.7227 acre (118,599 square feet) a tract of land situated in the Gideon Pemberton Survey, Abstract No. 1154, City of Dallas, Dallas County, Texas, and being all of Lots 18-A and 19-A, Block A/6213, Buckner Park Industrial District, Second Section, an addition to the City of Dallas, Texas according to the plat recorded in Volume 71106, Page 17 of the Deed Records of Dallas County, Texas, and being part of that tract of land described in Special Warranty Deed to First Co. recorded in Instrument No. 20080370499 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-inch aluminum disk stamped "D.P.I.D. S.S., KHA" set in the west right-of-way line of Moberly Lane (60-foot wide right-of-way, Volume 67025, Page 1640 of said Deed Records), for the northeast corner of said Lot 18-A, Block A/6213;

THENCE along the said west and south right-of-way lines of Moberly Lane, the following two (2) calls:

South 1°12'04" East, a distance of 3.50 feet to a 3-inch aluminum disk stamped "D.P.I.D. S.S., KHA" set at the beginning of a tangent curve to the left having a central angle of 87°57'42", a radius of 180.28 feet, a chord bearing and distance of South 45°11'04" East, 250.38 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 276.77 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 19-A, Block A/6213; from said point a 1/2-inch iron rod found bears North 89°43'00" East, a distance of 1080.42 feet;

THENCE departing the said south right-of-way line of Moberly Lane, South 0°16'40" East, along the east line of said Lot 19-A, Block A/6213, a distance of 249.88 feet to a 3-inch aluminum disk stamped "D.P.I.D. S.S., KHA" set in the north line of Lot 10, Block A/6213, Buckner Park Industrial District, an addition to the City of Dallas, Texas according to the plat recorded in Volume 437, Page 1025 of said Deed Records, for the southeast corner of said Lot 19-A, Block A/6213, and being the beginning of a non-tangent curve to the right having a central angle of 88°38'27", a radius of 430.28 feet, a chord bearing and distance of North 45°28'24" West, 601.25 feet;

THENCE along the said north and the east lines of said Lot 10, Block A/6213, the following two (2) calls:

In a northwesterly direction, with said curve to the right, an arc distance of 665.68 feet to a 3-inch aluminum disk stamped "D.P.I.D. S.S., KHA" set for corner;
North 1°09'10" West, a distance of 3.50 feet to a 3-inch aluminum disk stamped "D.P.I.D. S.S., KHA" set for the northwest corner of said Lot 18-A, Block A/6213;

THENCE departing the said east line of Lot 10, Block A/6213, North 88°54'52" East, along the north line of said Lot 18-A, Block A/6213, a distance of 249.86 feet to the **POINT OF BEGINNING** and containing 2.7227 acres or 118,599 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **FIRST CO.**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **BUCKNER PARK INDUSTRIAL DISTRICT, SECOND SECTION, LOT 18-B, BLOCK A/6213**, 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 line 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 line 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 ___ day of ___, 2020.

FIRST CO.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose 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 ___, 2020.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael Cleo Billingsley, 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 ___, 2020.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael Cleo Billingsley 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 that the statements in the foregoing certificate are true.

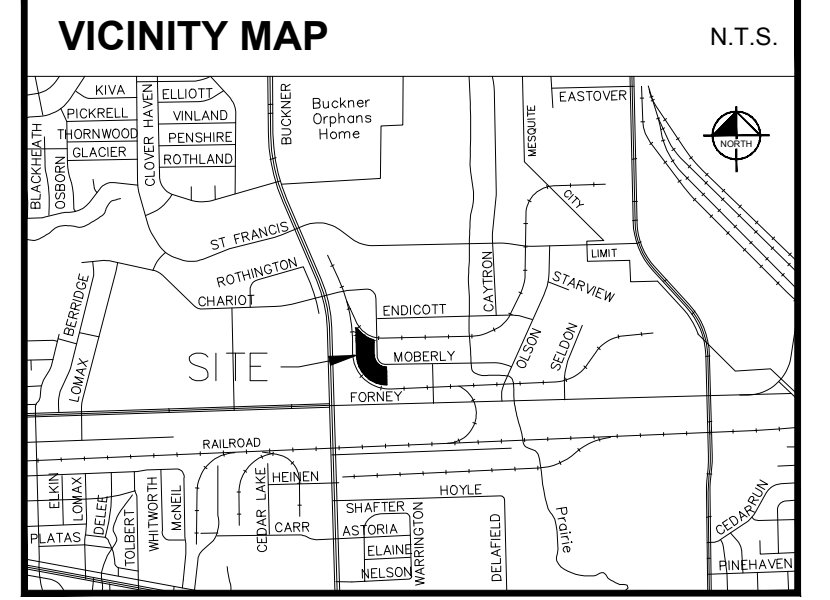
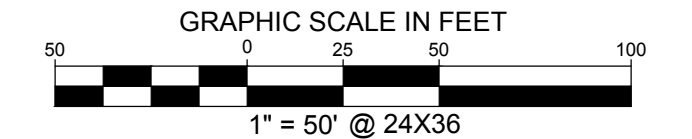
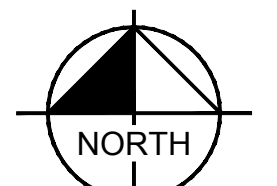
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2020.

Notary Public in and for the State of Texas _____

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

OWNER:
FIRST CO.
P.O. BOX 180849
DALLAS, TEXAS 75218
PHONE:
CONTACT:

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.



LEGEND

P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
ADS = 3" ALUMINUM DISK STAMPED
"D.P.I.D. S.S., KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LEGEND

☐	ROOF DRAIN	☐	MAIL BOX
☐	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
☐	CABLE TV HANDHOLE	☐	SANITARY SEWER MANHOLE
☐	CABLE TV MANHOLE	☐	SANITARY SEWER MARKER FLAG
☐	SANITARY SEWER MARKER SIGN	☐	SANITARY SEWER MARKER SIGN
☐	CABLE TV MARKER SIGN	☐	SANITARY SEWER SEPTIC TANK
☐	CABLE TV VAULT	☐	SANITARY SEWER VAULT
☐	STORM SEWER BOX	☐	STORM SEWER VAULT
☐	COMMUNICATIONS BOX	☐	STORM SEWER DRAIN
☐	COMMUNICATIONS HANDHOLE	☐	TRAFFIC BARRIER
☐	COMMUNICATIONS MANHOLE	☐	TRAFFIC BOLLARD
☐	COMMUNICATIONS MARKER SIGN	☐	TRAFFIC SIGN
☐	COMMUNICATIONS VAULT	☐	TRAFFIC SIGNAL
☐	ELEVATION BENCHMARK	☐	TRIPFLY BOX
☐	FIBER OPTIC BOX	☐	CROSS WALK SIGNAL
☐	FIBER OPTIC HANDHOLE	☐	TRAFFIC HANDHOLE
☐	FIBER OPTIC MANHOLE	☐	TRAFFIC MANHOLE
☐	FIBER OPTIC MARKER FLAG	☐	TRAFFIC MARKER SIGN
☐	FIBER OPTIC MARKER SIGN	☐	TRAFFIC SIGNAL
☐	FIBER OPTIC VAULT	☐	TRAFFIC VAULT
☐	MONITORING WELL	☐	UNIDENTIFIED BOX
☐	GAS HANDHOLE	☐	UNIDENTIFIED HANDHOLE
☐	GAS METER	☐	UNIDENTIFIED METER
☐	GAS MANHOLE	☐	UNIDENTIFIED MANHOLE
☐	GAS MARKER FLAG	☐	UNIDENTIFIED MARKER FLAG
☐	GAS SIGN	☐	UNIDENTIFIED MARKER SIGN
☐	GAS TANK	☐	UNIDENTIFIED TANK
☐	GAS VAULT	☐	UNIDENTIFIED VAULT
☐	TELEPHONE BOX	☐	UNIDENTIFIED VAULT
☐	TELEPHONE HANDHOLE	☐	TREE
☐	TELEPHONE MANHOLE	☐	WATER BOX
☐	TELEPHONE MARKER FLAG	☐	FIRE DEPT. CONNECTION
☐	TELEPHONE MARKER SIGN	☐	WATER HAND HOLE
☐	TELEPHONE VAULT	☐	FIRE HYDRANT
☐	PIPELINE MARKER SIGN	☐	WATER METER
☐	ELECTRIC BOX	☐	WATER MANHOLE
☐	FLOOD LIGHT	☐	WATER MARKER FLAG
☐	GOY ANCHOR	☐	WATER MARKER SIGN
☐	ELECTRIC HANDHOLE	☐	WATER VALVE
☐	LIGHT STANDARD	☐	AIR RELEASE VALVE
☐	ELECTRIC METER	☐	WATER WELL
☐	ELECTRIC MANHOLE	☐	C.M. CONTROLLING MONUMENT
☐	ELECTRIC MARKER FLAG	☐	IRFC 3\"/>

LINE TABLE

NO.	BEARING	LENGTH
L1	S01°12'04\"/>	

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

NOTES:

- Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
- The basis of bearings is based on grid north of the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (2011).
- The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The purpose of this plat is to create 1 lot from 2 platted lots.
- There are no structures on the platted property.

PRELIMINARY PLAT
LOT 18-B, BLOCK A/6213
BUCKNER PARK INDUSTRIAL DISTRICT, SECOND SECTION
BEING A REPLAT OF LOTS 18-A AND 19-A, BLOCK A/6213, BUCKNER PARK INDUSTRIAL DISTRICT, SECOND SECTION THE GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1154
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-106
ENGINEERING NO. 311T-_____

Kimley»Horn

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Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	MCB	2/18/2020	06455301	1 OF 1