

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS NARSI GROUP LLC are the owners of those tracts of land situated in the John S. Tucker Survey, Abstract No. 1469 and a portion of Block A/7579 of the Official Block Numbers, City of Dallas, Dallas County, Texas; same being all of those tracts of land conveyed as Tract 1 and Tract 2 to Narsi Group LLC by Special Warranty Deed recorded in Instrument No. 201900208798, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the south right-of-way line of Interstate Highway 20 (LBJ Freeway), a variable width right-of-way; Volume 68177, Page 1389, Deed Records, Dallas County, Texas) at the northwest corner of said Tract 1 and the northernmost northeast corner of Lot 9, Block A/7579 of Love's Country Store Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 2000029, Page 1444, Deed Records, Dallas County, Texas;

THENCE with said south right-of-way line of Interstate Highway 20, the following courses and distances:
S 89° 27' 20" E, a distance of 365.91 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER, RPLS 5867" set for corner;

S 82° 31' 35" E, at a distance of 54.15 feet passing a 1/2-inch iron rod found at the northeast corner of said Tract 1 and the northwest corner of said Lot 2, and continuing for a total distance of 89.51 feet to a 5/8-inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Lot 11, Block A/7579 of Timbercreek Housing Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 2002189, Page 90 of said Deed Records;

THENCE S 00° 44' 29" E, departing said south line of Interstate Highway 20, with the west line of said Lot 11, a distance of 473.33 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER, RPLS 5867" set for corner in the north right-of-way line of Beckleymeade Avenue (a variable width right-of-way; Volume 13, Page 373, Map Records, Dallas County, Texas) at the southwest corner of said Lot 11;

THENCE S 88° 53' 07" W, with said north line of Beckleymeade Avenue, a distance of 35.00 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER, RPLS 5867" set at the southeast corner of said Lot 9;

THENCE with the common line of said Narsi Group tracts and said Lot 9, the following courses and distances:

N 00° 44' 29" W, a distance of 282.24 feet to a 1/2-inch iron rod found for corner;
S 88° 53' 09" W, a distance of 388.02 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER, RPLS 5867" set for corner;

N 46° 06' 49" W, a distance of 42.43 feet to a 1/2-inch iron rod found for corner;

N 01° 06' 49" W, a distance of 185.04 feet to the **POINT OF BEGINNING** and containing 103,529 square feet or 2.377 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Hone, 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 Engineers and Land Surveyors, 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 _____, 2021.

PRELIMINARY

RELEASED 3/25/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ of _____, 2021.

Notary Public, State of Texas

LEGEND

- ELEVATION BENCHMARK
- LIGHT STANDARD
- SIGN
- MARQUEE/BILLBOARD
- TRAFFIC BOLLARD
- STORM SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- OHE OVERHEAD ELECTRIC LINE
- 12"W UNDERGROUND WATER LINE
- 12"SS UNDERGROUND SAN. SEWER LINE
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- XF "X" CUT IN CONCRETE FOUND
- MCS 1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED "NARSI CENTER, RPLS 5867" SET
- 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
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT

BENCH MARK LIST

BM 1	"X" CUT SET ON SOUTHEAST CORNER OF CURB INLET ON NORTH LINE OF BECKLEYMEADE AVENUE 169± WEST OF THE INTERSECTION OF BECKLEYMEADE AVENUE AND WHITEHALL LANE. ELEV=647.15
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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NARSI GROUP LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **NARSI CENTER**, 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, Texas.

WITNESS my hand this the _____ day of _____, 2021.

By: Narsi Group LLC

Ahmed Narsi, President

STATE OF TEXAS §
COUNTY OF DALLAS §

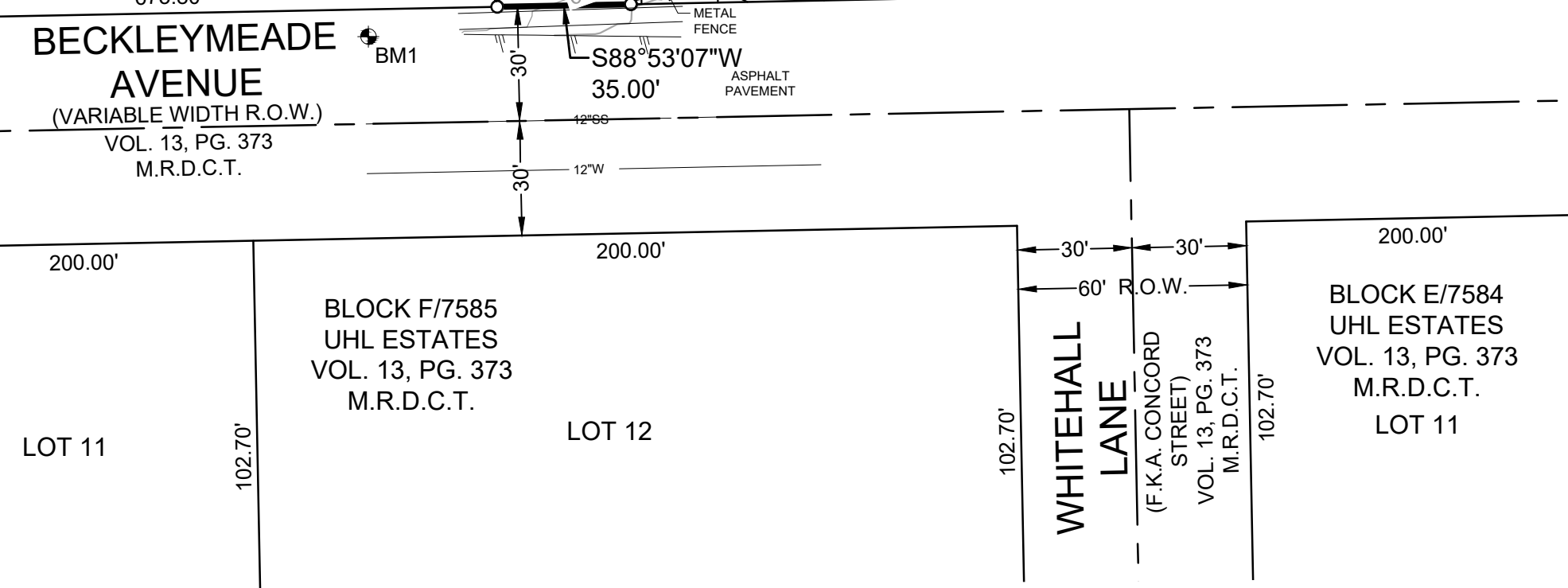
Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Ahmed Narsi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public, State of Texas

- NOTES:
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 2 UNPLATTED TRACTS.
 - THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
 - SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0490K, REVISED DATE JULY 7, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



**PRELIMINARY PLAT
NARSI CENTER
LOT 12, BLOCK A/7579
2.377 ACRES**

OUT OF THE
JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-636
ENGINEERING NUMBER 311T-_____

OWNER
NARSI GROUP LLC
CONTACT: AHMED NARSI
9343 NORTH LOOP EAST
HOUSTON, TEXAS 77029
PHONE: (713) 320-0808
EMAIL: narsi@texasrucks.net

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10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2021-008