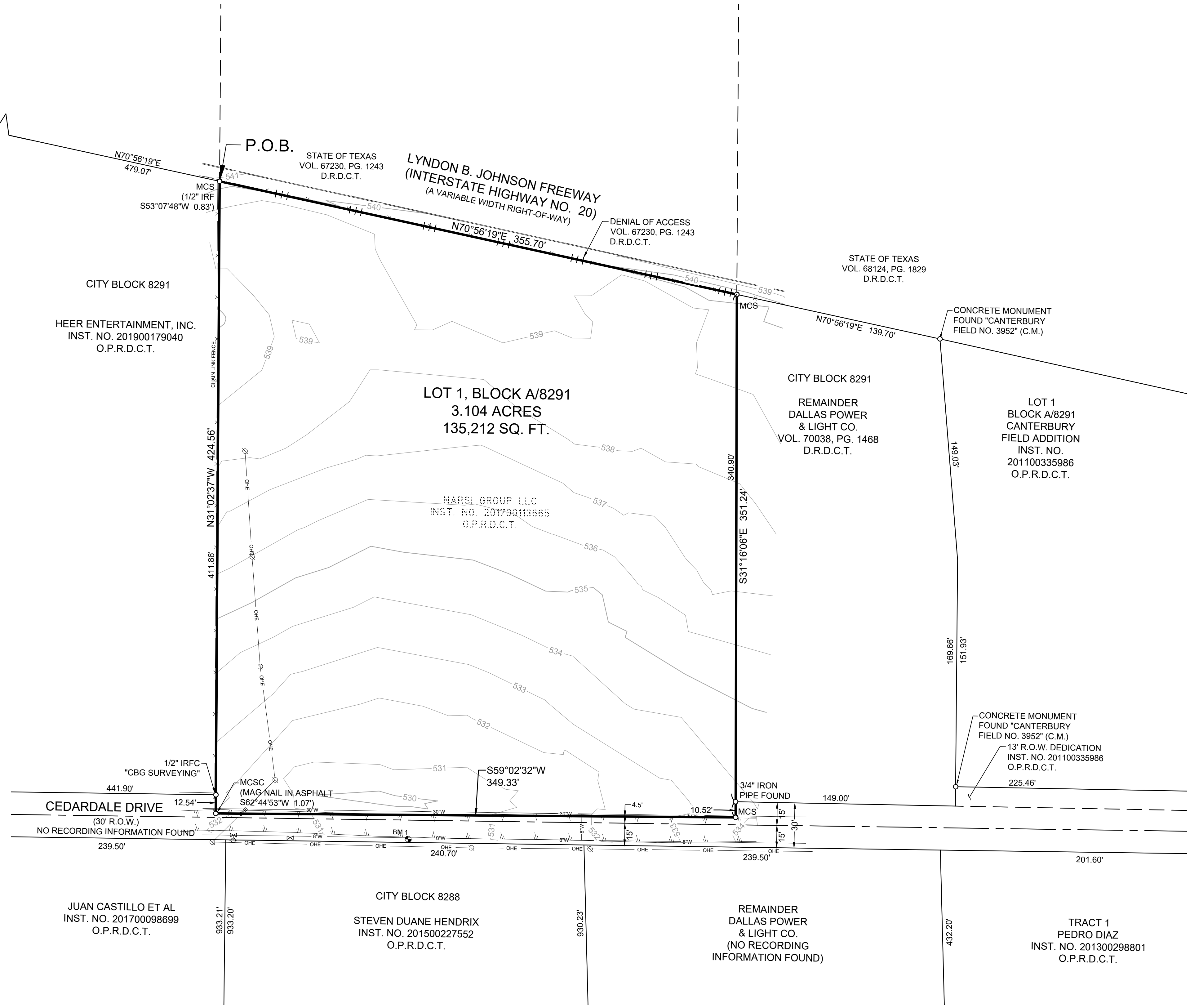


- LEGEND**
- ⊕ ELEVATION BENCHMARK
 - UTILITY POLE
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - OHE OVERHEAD ELECTRIC LINE
 - 8"W UNDERGROUND WATER LINE
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRFC IRON ROD W/CAP FOUND
 - MCS 1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED
 - "NARSI CENTER EAST, RPLS 5867" SET
 - MCS 3-1/4" METAL CAP STAMPED "NARSI CENTER EAST, RPLS 5867" SET IN ASPHALT
 - D.R.D.C.T. DEED 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	"□" CUT SET ON TOP OF CONCRETE DRAINAGE STRUCTURE SOUTH OF ASPHALT PAVEMENT ON SOUTH LINE OF CEDARDALE DRIVE. ELEV=530.03
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- 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 0495K, REVISED DATE JULY 7, 2014.
- "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



SHEET 1 OF 2
PRELIMINARY PLAT
NARSI CENTER EAST
LOT 1, BLOCK A/8291
3.104 ACRES
 OUT OF THE
 LEVI DIXON SURVEY, ABSTRACT NO. 380
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-637
 ENGINEERING NUMBER 311T-_____

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

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2016-024-2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS NARSI GROUP LLC is the owner of a tract of land situated in the Levi Dixon Survey, Abstract No. 380, City Block 8291 of the Official Block Numbers of the City of Dallas, Dallas County, Texas, and being all of that tract of land conveyed to Narsi Group LLC by Special Warranty Deed recorded in Instrument No. 201700113665, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a concrete monument found for corner in the south right-of-way line of Lyndon B. Johnson Freeway (LBJ Freeway; Interstate Highway No. 20; a variable width right-of-way) at the northwest corner of a tract of land conveyed to HEER Entertainment, Inc. by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201900179040 of said Official Public Records;

THENCE N 70° 56' 19" E, with said south right-of-way line of LBJ Freeway, a distance of 479.07 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER EAST, RPLS 5867" set at the POINT OF BEGINNING; same being the northeast corner of said HEER Entertainment, Inc. tract and the northwest corner of said Narsi Group LLC tract; from which a 1/2-inch iron rod found bears S 53° 07' 48" W, a distance of 0.83 feet;

THENCE N 70° 56' 19" E, continuing with said south right-of-way line of LBJ Freeway, a distance of 355.70 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER EAST, RPLS 5867" set in the west line of a tract of land conveyed to Dallas Power & Light Company by Warranty Deed recorded in Volume 70038, Page 1468, Deed Records, Dallas County, Texas;

THENCE S 31° 16' 06" E, departing said south right-of-way line of LBJ Freeway, with the common line of said Narsi Group LLC tract and said Dallas Power & Light Company tract, at a distance of 340.90 feet passing a 3/4-inch iron pipe found at the southwest corner of Dallas Power & Light Company tract and being in the north right-of-way line of Cedardale Drive (a 30-foot wide right-of-way; no recording information found) and continuing for a total distance of 351.24 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER EAST, RPLS 5867" set for corner;

THENCE S 59° 02' 32" W, with said north right-of-way line of Cedardale Drive, a distance of 349.33 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "NARSI CENTER EAST, RPLS 5867" set in concrete for the southwest corner of said Narsi Group LLC tract; from which a mag nail found in asphalt bears S 62° 44' 53" W, a distance of 1.07 feet;

THENCE N 31° 02' 37" E, with the west line of said Narsi Group LLC tract, at a distance of 12.54 feet passing a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the southeast corner of said HEER Entertainment, Inc. tract and continuing for a total distance of 424.56 feet to the POINT OF BEGINNING and containing 135,212 square feet or 3.104 acres of land, more or less.

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 EAST**, 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 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

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 4/5/2021 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 the ____ of _____, 2021.

Notary Public, State of Texas

SHEET 2 OF 2
PRELIMINARY PLAT
NARSI CENTER EAST
LOT 1, BLOCK A/8291
3.104 ACRES
OUT OF THE
LEVI DIXON SURVEY, ABSTRACT NO. 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-637
ENGINEERING NUMBER 311T-_____

OWNER
NARSI GROUP LLC
CONTACT: AHMED NARSI
9343 NORTH LOOP EAST
HOUSTON, TEXAS 77029
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