

OWNER'S CERTIFICATE

**STATE OF TEXAS §
COUNTY OF DALLAS §**

WHEREAS PETO HOLDINGS, LLC is the owner of that tract of land situated in the E. Durbin Survey, Abstract No. 384, City of Dallas, Dallas County, Texas, and being all of Lots 9 and 10, Block 7/7695 of West Trinity Industrial District, First Installment, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 36, Page 67, Map Records, Dallas County, Texas (M.R.D.C.T.); same being all of that tract of land conveyed to Peto Holdings, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201600158342, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with illegible cap found in the south right-of-way line of Quebec Street (a 60-foot wide right-of-way) at the northwest corner of said Lot 9 and the northeast corner of Lot 8, Block 7/7695 of said West Trinity Industrial District, First Installment;

THENCE N 89° 42' 47" E, along said south right-of-way line of Quebec Street, a distance of 564.07 feet to an "X" cut in concrete found for the northeast corner of said Lot 10 and the northwest corner of Lot 11, Block 7/7695 of said West Trinity Industrial District, First Installment;

THENCE along said common line of Lot 10 and Lot 11, the following courses and distances:

In a southeasterly direction, with said common line of Lot 10 and Lot 11 and a non-tangent curve to the left having a central angle of 23°33'57", a radius of 284.96 feet, and a chord that bears S 26° 19' 16" E, a distance of 116.38 feet and an arc length of 117.20 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SHAG CARPET - RPLS 5867" set for corner;

S 38° 06' 13" E, a distance of 204.13 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SHAG CARPET - RPLS 5867" set for corner in the north line of a tract of land conveyed to the City of Dallas by Deed without Warranty recorded in Instrument No. 200900184476, O.P.R.D.C.T.; same being the common corner of said Lots 10 and 11;

THENCE S 89° 07' 19" W, along the common line of Lot 10 and said City of Dallas tract, a distance of 375.80 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SHAG CARPET - RPLS 5867" set at the southeast corner of Lot 8, Block 7/7695 of said West Trinity Industrial District, First Installment;

THENCE along the common line of said Lots 10, 11 and 8, departing said north line of the City of Dallas tract, the following courses and distances:

In a northwesterly direction, along a tangent curve to the right having a central angle of 8° 10' 18", a radius of 564.21 feet, and a chord that bears N 86° 47' 33" W, a distance of 80.40 feet and an arc length of 80.47 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SHAG CARPET - RPLS 5867" set for corner;

In a northwesterly direction, along a compound curve to the right having a central angle of 62° 21' 20", a radius of 316.77 feet, and a chord that bears N 51° 31' 38" W, a distance of 327.98 feet and an arc length of 344.74 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

N 25° 54' 57" W, a distance of 65.96 feet to the **POINT OF BEGINNING** and containing 148,302 square feet or 3.405 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PETO HOLDINGS, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **SHAG CARPET ADDITION**, 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 _____, 2019.

By: Peto Holdings, LLC

Gary Peto

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 Gary Peto, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 _____, 2019.

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 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 _____, 2019.

PRELIMINARY

RELEASED 5/23/2019 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 _____, 2019.

Notary Public, State of Texas

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. 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.
3. 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.
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 2 PREVIOUSLY PLATTED LOTS.
5. ALL EXISTING STRUCTURES TO REMAIN.
6. SUBJECT PROPERTY IS IN "ZONE X (SHADED)" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0340J, REVISED DATE AUGUST 23, 2001.

"ZONE X (SHADED)" OTHER AREAS OF FLOOD HAZARD: AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE

**PRELIMINARY PLAT
SHAG CARPET ADDITION
LOT 9A, BLOCK 7/7695**

**BEING A REPLAT OF
ALL OF LOTS 9 & 10, BLOCK 7/7695
WEST TRINITY INDUSTRIAL DISTRICT
FIRST INSTALLMENT**

**OUT OF THE
E. DURBIN SURVEY, ABSTRACT NO. 384
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-225
ENGINEERING NUMBER 311T-_____**

OWNER
PETO HOLDINGS, LLC
CONTACT: GARY PETO
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DALLAS, TEXAS 75247
PH. (214) 753-8792
EMAIL: gary@shagcarpet.com

SHEET 2 OF 2

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PH. (469) 333-8831; condy@votexsurveying.com
PROJECT NO. 2019-032