

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, **BNNC Inc.**, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE **WILLIAM H. PEARSON SURVEY, ABSTRACT NUMBER 1127**, BEING ALL OF OF LOT 7, BLOCK A/8014 OF THE COCKRELL HILL DIALYSIS CENTER ADDITION AS SHOWN BY THE PLAT THEREOF RECORDED UNDER DOCUMENT RECORDED UNDER DOCUMENT NUMBER 2009004964 OF THE PLAT RECORDS, DALLAS COUNTY, TEXAS.

THE EXTERIOR BOUNDARY OF SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

**BEGINNING** A BEGINNING AT A CAPPED 1/2-INCH IRON ROD FOUND STAMPED "AREA SURV" FOUND ON THE SOUTH RIGHT-OF-WAY OF WEST ILLINOIS AVENUE AT THE NORTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF LOT 2, BLOCK A/8014 OF THE ILLINOIS PLAZA ADDITION AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 99124, PAGE 15 OF THE SAID PLAT RECORDS ;

**THENCE** NORTH 89°11'49"EAST WITH THE NORTH LINE OF SAID LOT 7 ALONG THE SAID NORTH RIGHT-OF-WAY OF WEST ILLINOIS AVENUE, A DISTANCE OF 237.55 FEET TO A CAPPED 1/2 INCH IRON ROD WITH A CAP STAMPED "EAGLE SURVEYING SET AT THE NORTHEAST CORNER OF PROPOSED LOT 7R2;

**THENCE** NORTH 89°07'30"EAST CONTINUING WITH THE NORTH LINE OF SAID LOT 7 ALONG THE SAID NORTH RIGHT-OF-WAY OF WEST ILLINOIS AVENUE, A DISTANCE OF 107.56 FEET TO A MAG NAIL FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF LOT 6 OF SAID COCKRELL HILL DIALYSIS CENTER ADDITION;

**THENCE** SOUTH 00°58'57"EAST WITH THE COMMON LINE BETWEEN THE EAST LINE OF LOT 7 AND THE WEST LINE OF LOT 6 A DISTANCE OF 181.87 FEET TO AN "X CUT" FOUND THE SOUTHWEST CORNER OF LOT 6;

**THENCE** NORTH 89°10'37"EAST WITH THE COMMON LINE BETWEEN THE NORTH LINE OF LOT 7 AND THE SOUTH LINE OF LOT 6 A DISTANCE OF 238.06 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "LANDSAR" FOUND AT THE SOUTHEAST CORNER THEREOF AND THE MOST EASTERLY NORTHEAST CORNER OF LOT 7;

**THENCE** SOUTH 00°59'48"EAST WITH THE EAST LINE OF SAID LOT 7 A DISTANCE OF 317.99 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER THEREOF;

**THENCE** SOUTH 89°03'34"WEST WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 475.69 FEET TO A CAPPED 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER THEREOF;

**THENCE** NORTH 01°03'49"WEST WITH THE WEST LINE OF SAID LOT 7 A DISTANCE OF 260.92 FEET A CAPPED 1/2 INCH IRON ROD WITH A CAP STAMPED "EAGLE SURVEYING SET AT THE SOUTHWEST CORNER OF PROPOSED LOT 7R2;

**THENCE** NORTH 00°53'44" WEST CONTINUING WITH THE WEST LINE OF SAID LOT 7 A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING** AND HAVING AN AREA OF 194699 SQUARE FEET, 4.47 ACRES OF LAND MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **BNNC Inc.**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENTS, CHIDI OSUAGWU HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS (ADDITION NAME IN BOLD), ON 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 LONE 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 LONE 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 SOME, 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 AT DALLAS, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

OWNER: **BNNC Inc.**

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHIDI OSUAGWU (AUTHORIZED AGENT)

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2017.

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

I, **ERNEST WOORSTER**, 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 STATE OF 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 MONUMENTS SHOWN HEREON WERE EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017

ERNEST WOORSTER  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6509

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ERNEST WOORSTER**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2017.

JOHN COX, NOTARY PUBLIC, TARRANT COUNTY, TEXAS

MY COMMISSION EXPIRES ON **JULY 11, 2020.**

**PRELIMINARY PLAT  
 COCKRELL HILL DIALYSIS  
 CENTER ADDITION**

LOT 7R1 & LOT 7R2, BLOCK A/8014

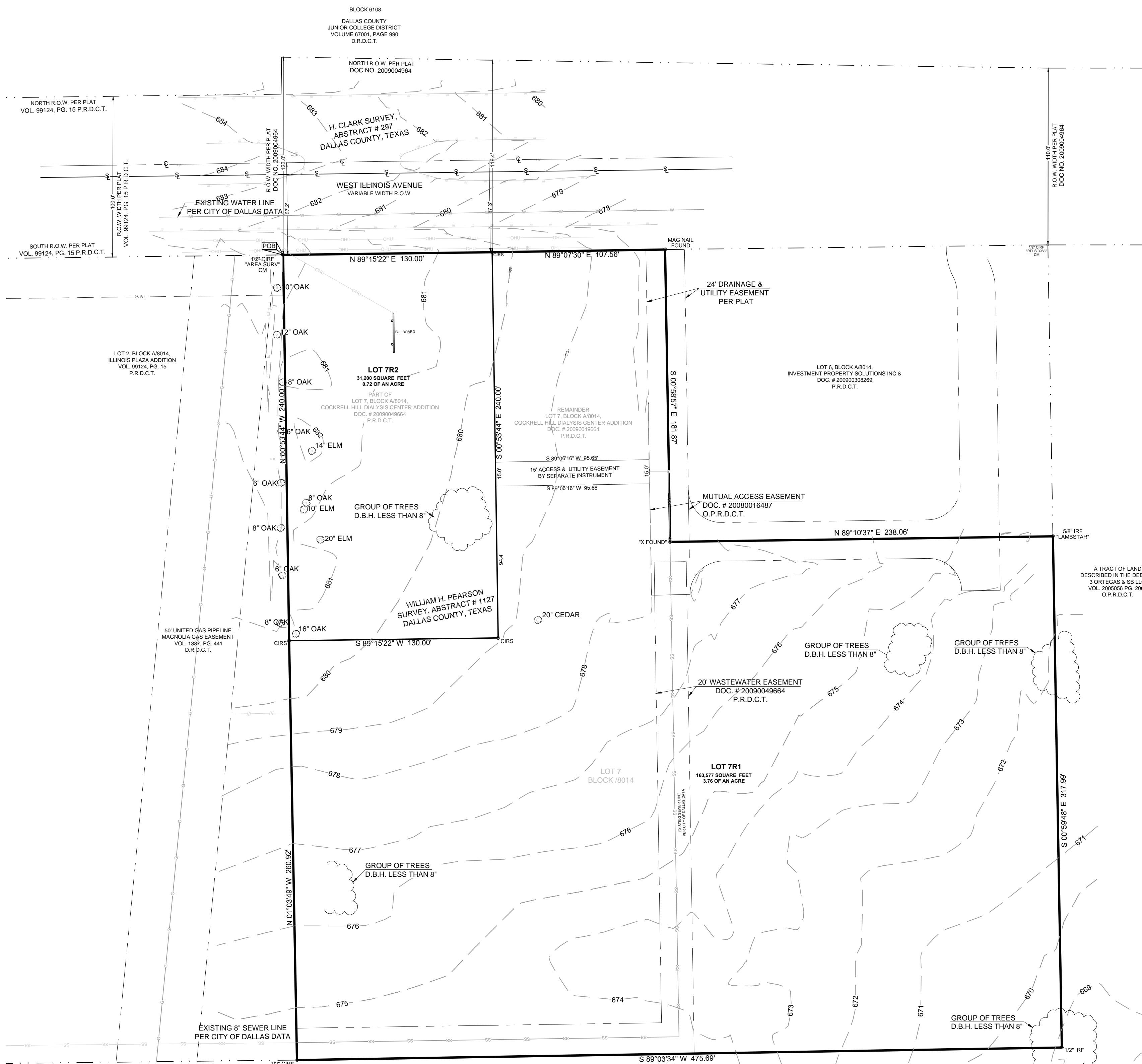
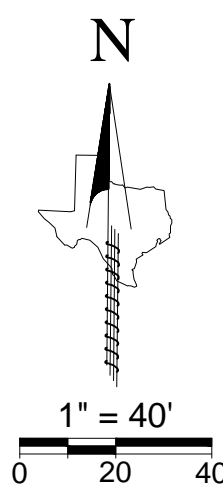
BEING 4.47 ACRES OF LAND SITUATED IN THE  
 WILLIAM H. PEARSON SURVEY  
 ABSTRACT NO. 1127

A REPLAT OF ALL OF LOT 7, BLOCK A/8014  
 OF THE COCKRELL HILL DIALYSIS CENTER ADDITIO,  
 AN ADDITION TO THE CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 AS SHOWN BY THE PLAT THEREOF  
 RECORDED UNDER DOC. # 2009004964  
 PLAT RECORDS DALLAS COUNTY, TEXAS

CITY PROJECT NUMBER  
 S167-125  
 ENGINEERING NUMBER  
 311T-\_\_\_\_\_



VICINITY MAP  
 1" = 2000'



**LOT SUMMARY**

LOT 7R1:  
**163,577 SQUARE FEET  
 3.76 OF AN ACRE**

LOT 7R2:  
**31,200 SQUARE FEET  
 0.72 OF AN ACRE**

ID	D.B.H.	TYPE (SCIENTIFIC)
3986	10"	ELM (ULMUS)
3987	20"	ELM (ULMUS)
3989	20"	CEDAR (CEDRUS)
4509	10"	OAK (QUERCUS)
4510	16"	OAK (QUERCUS)
4511	8"	OAK (QUERCUS)
4512	6"	OAK (QUERCUS)
4514	6"	OAK (QUERCUS)
4515	6"	OAK (QUERCUS)
4516	8"	OAK (QUERCUS)
4517	12"	OAK (QUERCUS)
4518	10"	OAK (QUERCUS)
4519	14"	ELM (ULMUS)
4520	8"	ELM (ULMUS)

**GENERAL PLAT NOTES**

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0390G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create 2 commercial lots from one lot of record.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- Lot to Lot drainage will not be allowed without Engineering Section Approval.
- No structures exist on the site.
- The location of underground utilities shown hereon are approximate, no excavation was performed to determine their exact location.

**LEGEND**

- CIRF = CAPPED IRON ROD FOUND
- CIRS = 1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING"
- P.R.D.C.T.= PLAT RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T.= DEED RECORDS DALLAS COUNTY TEXAS
- = CENTERLINE OF ROAD
- §— = SURVEY ABSTRACT
- = LINE ADJOINER
- = EASEMENT LINE

**SURVEYOR**

EAGLE SURVEYING, LLC  
 210 SOUTH ELM STREET  
 SUITE: 104  
 DENTON, TX 76201  
 940.222.3009

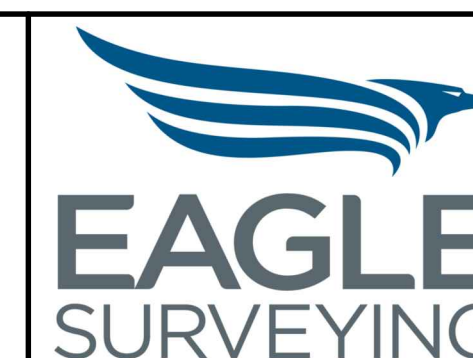
**ENGINEER**

ARTEC LLC  
 6800 WEISKOPF AVE  
 SUITE 150  
 MCKINNEY, TEXAS 75070  
 214.721.0732

**OWNER**

BNNC, INC.  
 3050 KINGSWOOD BLVD.  
 GRAND PRAIRIE, TX 75052  
 214.215.0508

JOB #: 16-10-65 PP  
 DATE: 2/16/2017  
 DRAWN BY: CF



**EAGLE SURVEYING, LLC**  
 210 SOUTH ELM STREET  
 SUITE: 104  
 DENTON, TX 76201  
 940.222.3009  
 TX FIRM # 10194177