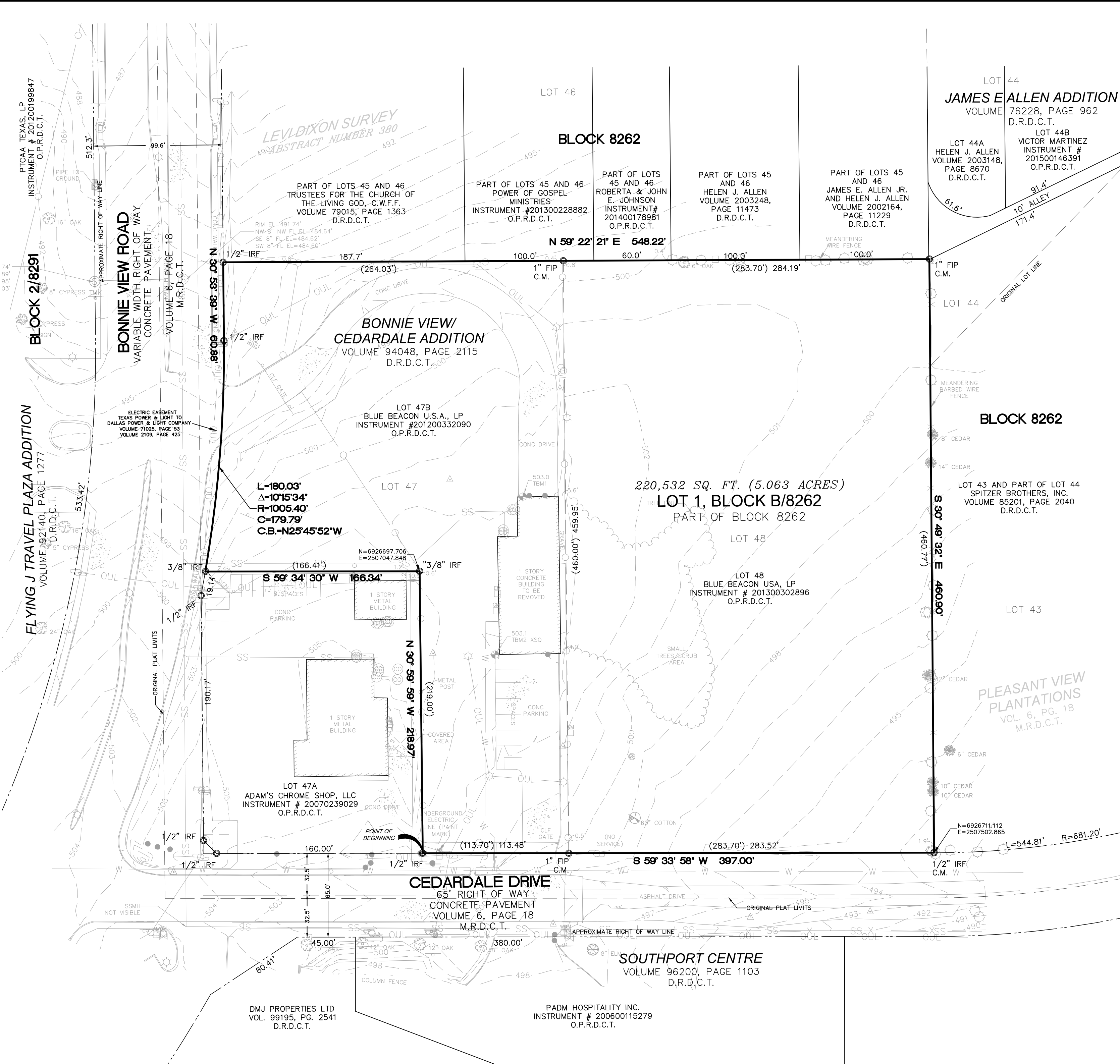


Drawing: K:\Projects\2016 Projects\1602080-Survey Drawings\Addition\Survey\1602080-BlueBeacon-Preliminary Plat.dwg Saved By: arafiqah Date: 3/25/2016 9:54 AM Plotted by: Miah Plot Date: 3/31/2016 9:50 AM



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS:
WHEREAS, BLUE BEACON USA, LLP is the owner of a 5.048 acres tract of land situated in the Levi Dixon Survey, Abstract 380, in the official City of Dallas Block 8262, City of Dallas, Dallas County, Texas, as described by Special Warranty Deeds recorded in Instrument No. 201200332090, and Instrument No. 201300302896, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being all of lot 47B of Bonnie View/ Cedardale Addition, an Addition to the City of Dallas, according to that plat thereof recorded in Volume 94048, Page 2115, Deed Records Dallas County, Texas (D.R.D.C.T.), and being all of lot 48, Block 8262 of Pleasant View Plantations, an Addition to the City of Dallas, according to that plat thereof recorded in Volume 6, Page 18, Map Records Dallas County, Texas, and being more particularly described as follows:
(Bearings are based on on the Texas State Plane Coordinate System NAD 83, North Central Zone 4202. Distances are surface values in U.S. survey feet. To convert to grid values, multiply by a scale factor of 0.9998635126313447.)
Beginning at a 1 inch iron pipe found for the Southwest corner said lot 47B of said Bonnie View/ Cedardale Addition, said point also being the Southeast corner of Lot 47A said Addition, as described in a deed to Adam's Chrome Shop, LLC, recorded in Instrument No. 20070239029, O.P.R.D.C.T.;

THENCE North 30 degrees 59 minutes 59 seconds West, leaving said North line of Cedardale Drive and with the common line of said lots 47A and 47B, a distance of 218.97 feet to a 3/8 inch iron rod found for the Northeast corner of said lot 47A;
THENCE South 59 degrees 34 minutes 30 seconds West, continuing with said common line of lots 47A and 47B, a distance of 166.34 feet to a 3/8 inch iron rod found for the Northwest corner of said lot 47A and the Southwest corner of lot 47B, said point lying in the East line of Bonnie View Road (Variable Width Right-of-Way) and being located at the beginning of a non-tangent curve;
With the common line of said East line of said Bonnie View Road and the West line of said lot 47B, said curve turning to the left through an angle of 10 degrees 15 minutes 32 seconds, having a radius of 1005.40 feet, and whose chord bears North 25 degrees 45 minutes 52 seconds West, a distance of 179.78 feet, an arc distance of 180.03 feet to a 1/2 inch rod found;
THENCE North 30 degrees 53 minutes 39 seconds West, continuing with said common line, a distance of 60.88 feet to a 1/2 inch iron rod found for the Northwest corner of said lot 47B, said point being the Southwest corner of lot 46 of said Pleasant View Plantations, as described in a deed to Trustees for the Church of the Living God, C.W.F.F.;

THENCE North 59 degrees 22 minutes 21 seconds East, leaving said common line and with the common line between the North lines of said lots 47B and 48, Block 8262 and the South line of lot 46, Block 8262, at 264.03 feet passing the Northeast corner of said lot 47B and the Northwest corner of said lot 48, Block 8262, for a total distance of 548.22 feet to a 1 inch iron pipe found for the Northeast corner of said lot 48 and the Southeast corner of lot 46 said Block 8262, said point being the Northwest corner of a tract of land, described as lot 43 and part of lot 44 in a deed to Spitzer Brothers, Inc. recorded in Volume 85201, Page 2040, D.R.D.C.T.;

THENCE South 30 degrees 49 minutes 32 seconds East, with the common line of said lots 43, 44 and 48, said Block 8262, a distance of 460.90 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 48 and the Southwest corner of said lot 43, said Block 8262, said point lying in said North line of Cedardale Drive;

THENCE South 59 degrees 33 minutes 58 seconds West, with said North line of Cedardale Drive and the South line of lots 48 and 47B, at 283.52 feet passing a 1 inch iron pipe found for the Southwest corner of lot 48 and the Southeast corner of lot 47B, for a total distance of 397.00 feet to the POINT OF BEGINNING, containing 220,532 square feet or 5.063 acres more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BLUE BEACON INTERNATIONAL, INC, as a general partner of BLUE BEACON USA, LP, acting by and through its duly authorized agent, Morrie Soderberg, does hereby adopt this plat, designating the herein described property as **BLUE BEACON 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2016.

By:

MORRIE SODERBERG
BLUE BEACON USA, LP
SECRETARY

GENERAL NOTES:

- 1) Lot to Lot drainage is not permitted without the Engineering Section approval.
- 2) The purpose of this plat is to combine multiple platted lots into one lot.
- 3) Bearings are based on on the Texas State Plane Coordinate System NAD 83, North Central Zone 4202. Distances are surface values in U.S. survey feet. To convert to grid values, multiply by a scale factor of 0.9998635126313447.
- 4) Controlling Monuments:
1/2 inch iron rods found at the Southeast and the Southwest corners of lot 48, Block 8262 of Pleasant View Plantations.
- 5) All coordinates shown hereon are based on The Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no Scale and no Projection.
- 6) Distances in parenthesis are platted distances.
- 7) All existing structures to be removed.

LEGEND

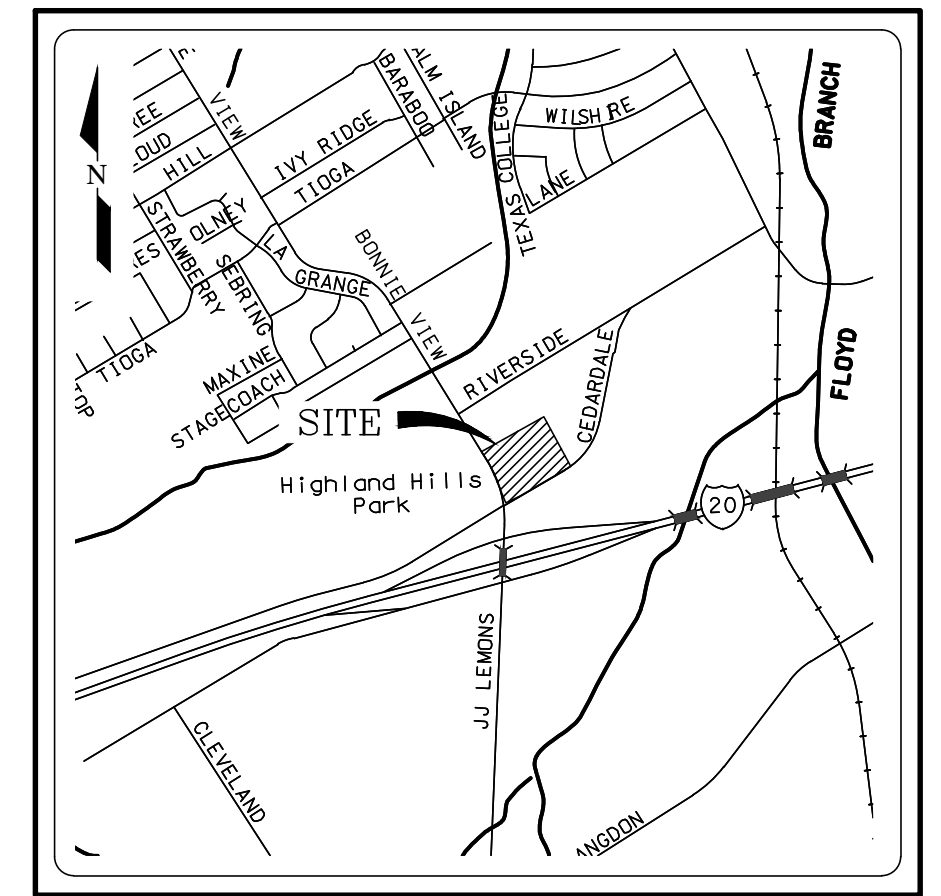
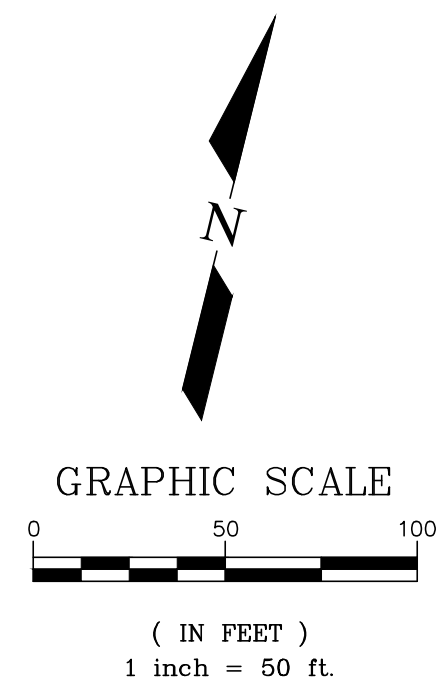
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- MONUMENT FOUND AS NOTED
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

OWNER

BLUE BEACON USA, LP
500 GRAVES BOULEVARD
SALINA, KANSAS 67401

SURVEYOR

JASTER-QUINTANILLA DALLAS, LLP
100 GLASS ST
DALLAS TX, 75201
214-752-9098
cmatteo@jqeng.com



VICINITY MAP
(NOT TO SCALE)

CERTIFICATION:

I, Chris Matteo, 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 _____, 2016.

Preliminary, this document shall not be recorded for any purpose and shall not be viewed or relied upon as a final survey document.

Name: CHRIS MATTEO
Registered Professional Land Surveyor
Texas No. 6501
Date of Survey: 03/16/2016

COUNTY OF DALLAS
STATE OF TEXAS

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 he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2016

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas this the ____ day of _____, 2016

Signature: _____
Name: _____
Title: _____

PRELIMINARY PLAT

BLUE BEACON ADDITION

LOT 47B AND LOT 48, BLOCK 8262
BEING ALL OF LOT 47B, BLOCK 8262
BONNIE VIEW/CEDARDALE ADDITION, AND
LOT 48, BLOCK 8262 PLEASANT VIEW PLANTATIONS
SITUATED IN THE
LEVI DIXON SURVEY, ABSTRACT 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILE NUMBER: S156-153

shaping the built environment

JQ ENGINEERING, LLP
100 GLASS STREET
P.O. BOX 124
DALLAS, TEXAS 75201
214.752.9098
TX REG. SURVEYING FIRM 1005660

DRAWN:	AR
CHECKED:	CM
DATE:	03/18/16
CREW:	TT/TD
SHEET:	1 of 1