

NOTES:

- 1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SOURCE: THE SOUTHEAST RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT (N 69°50'00" N) ACCORDING TO THE PLAT OF CALATAN ADDITION NO. 3, RECORDED IN INSTRUMENT NO. 201600020133 O.P.R.D.C.T.
3. COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES NO SCALE AND NO PROJECTION
4. NO STRUCTURES EXIST ON THIS PROPERTY.
5. UNLESS OTHERWISE SPECIFIED ALL PROPERTY CORNERS ARE 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "VOTEX SURVEYING".
6. THE PURPOSE OF THIS REPLAT IS TO CREATE 4 LOTS FROM 3.

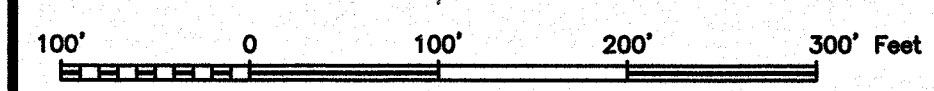
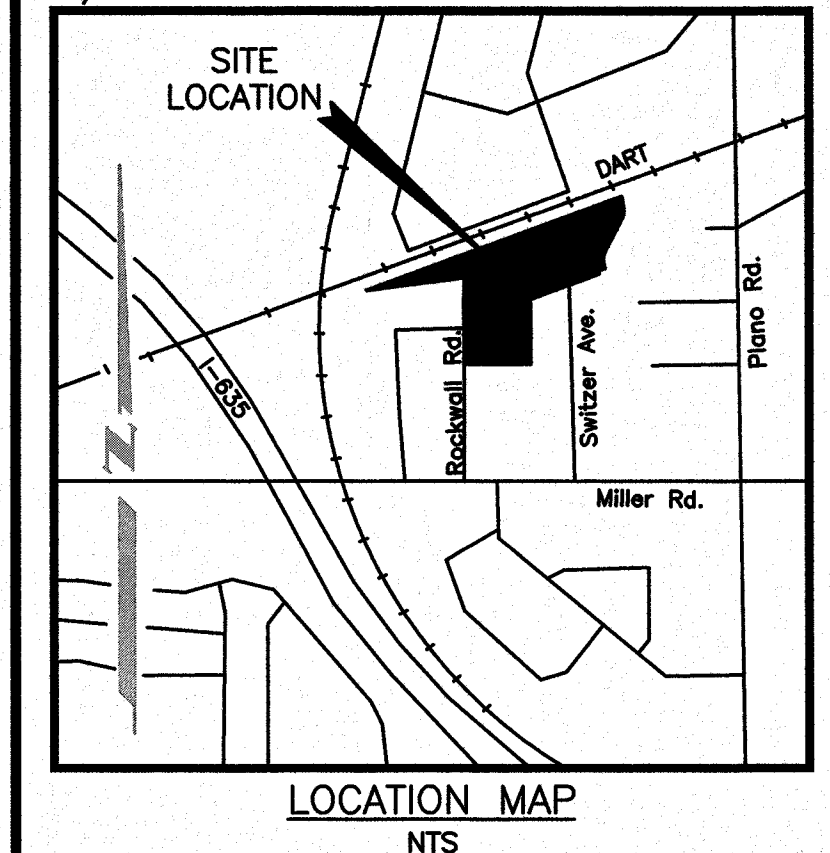


Table with 4 columns: CURVE, RADIUS, DELTA, BEARING, CHORD. Contains data for curves C1 through C6.
Table with 3 columns: LINE, DISTANCE, BEARING. Contains data for lines L1, L2, and L3.

LEGEND table listing symbols for ESMT, FIM, FND, D.R.D.C.T., INST. NO., I.R.F.C.P., I.R.F.C.V., M.R.D.C.T., O.P.R.D.C.T., PIC, R.O.W., VOL. PG., 1/2" I.R.F. and their corresponding descriptions.



FLOODWAY EASEMENT STATEMENT
The existing water courses, creek or creeks described as Floodway Easement traversing along Block G/8064 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block G/8064. The City of Dallas will not be responsible for the maintenance and operation of said water courses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control or erosion in the Floodway Easement.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:
WHEREAS, 6S REAL ESTATE, LLC and CALATAN ROCKWALL ROAD PARTNERS LP, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as CALATAN ADDITION NO. 4, 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.

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 \_\_\_, 2017.

By: 6S Real Estate LLC (Jimmy Shankle)
By: Calatan Rockwall Road LP (Len Ruby, Managing Partner)

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jimmy Shankle, 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 \_\_\_, 2017.
Notary Public, State of Texas

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Len Ruby, 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.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS 6S Real Estate, LLC and Calatan Rockwall Road Partners LP are the owners of that 20.3674 acre tract of land situated in the JOHN JACKSON SURVEY, ABSTRACT NO. 699, Dallas County, Texas, and being all of that tract of land conveyed by Special Warranty deed to 6S Real Estate, LLC, recorded in Instrument No. 201200278501, Official Property Records, Dallas County, Texas (O.P.R.D.C.T.) being all of Lot 1A, Block G/8064 of Calatan Addition No. 2, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201200274520 O.P.R.D.C.T., and being part of that tract of land conveyed by Special Warranty Deed to Calatan Rockwall Road Partners LP, recorded in Volume 2004220, Page 4684, Deed Records, Dallas County, Texas (D.R.D.C.T.) being all of Lot 1C of Calatan Addition No. 3, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201600020133 O.P.R.D.C.T. and being all of that tract land conveyed by Special Warranty Deed to Calatan Rockwall Road Partners LP, recorded in Instrument No. 201200338441, O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner at the intersection of northerly right-of-way line of Corkwood Road (a 60' R.O.W.) with the easterly right-of-way line of Rockwall Road (a 60' R.O.W.) and being the southeast corner of Block B/8065 of the Northgate Business Park, Second Installment, an addition to the City of Dallas according to the plat thereof as recorded in Volume 74176, Page 0844, Map Records, Dallas County, Texas and being in the west line of said called Volume 3494, Page 234;

THENCE N 00 deg. 11 min. 37 sec. E, along the east line of said Northgate Business Park, Second Installment, a distance of 351.27 feet to a 3/8" iron found for corner, being the northeast corner of said called Northgate Business Park, Second Installment;

THENCE S 82 deg. 44 min. 00 sec. W, along the north line of said Northgate Business Park, Second Installment, a distance of 758.44 feet to a 1/2" iron rod with a plastic cap stamped "Votex RPLS 4813" found for corner in the southeasterly line of the Dallas Area Rapid Transit (DART) (a 100' R.O.W.);

THENCE N 69 deg. 50 min. 00 sec. E, along the southeasterly right-of-way line of said DART, a distance of 2091.36 feet to a point in the center of a creek, being the northwest corner of Lot 1D, Block G/8064 of Calatan Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600020133 O.P.R.D.C.T.;

- THENCE southerly, along the west line of said Lot 1D the following seven (7) calls:
1) THENCE S 11 deg. 00 min. 42 sec. E, a distance of 76.78 feet to a point in the center of a creek and being the beginning of a curve to the right having a central angle of 38 deg. 06 min. 25 sec., a radius of 160.00 feet and a chord which bears S 08 deg. 02 min. 30 sec. W, a distance of 104.46 feet;
2) THENCE southwesterly, along the said curve, an arc distance of 106.41 feet to a point in the center of a creek and being the end of said curve;
3) THENCE S 27 deg. 05 min. 43 sec. W, a distance of 269.01 feet to a point in the center of a creek and being the beginning of a curve to the left, having a central angle of 47 deg. 15 min. 43 sec., a radius of 160.00 feet and a chord which bears S 03 deg. 27 min. 52 sec. W, a distance of 128.27 feet;
4) THENCE southwesterly, along the said curve, an arc distance of 131.98 feet to a point in the center of a creek and being the end of said curve;
5) THENCE S 20 deg. 10 min. 00 sec. E, a distance of 6.52 feet to a point in the center of a creek;
6) THENCE S 69 deg. 50 min. 00 sec. W, a distance of 55.02 feet to a point in a creek;

7) THENCE S 20 deg. 10 min. 00 sec. E, a distance of 25.00 feet to a point in a creek and being in the northwest line of Lot 5, Block D/8064 of Crossroads Business Park, Phase II, an addition to the City of Dallas, according to the plat thereof recorded in Volume 79047, Page 1882, Map Records, Dallas County, Texas;

THENCE S 69 deg. 50 min. 00 sec. W, along the northwest line of said Lot 5 and the northwest line of Lot 1, Block F/8064 of said Crossroads Business Park, Phase II, a distance of 565.83 feet to a 1/2" iron rod with a plastic cap stamped "Votex RPLS 4813" found for corner and being the northwest corner of said Lot 1;

THENCE S 00 deg. 13 min. 11 sec. E, along the west line of said Lot 1, a distance of 499.54 feet to a 3/8" iron rod found for corner being the southeast corner of said Lot 1A and the northeast corner of Block A/8064 of 4M Subdivision an addition to the City of Dallas according to the plat thereof, recorded in Volume 70148, Page 2134 M.R.D.C.T.
THENCE S 90 deg. 00 min. 00 sec. W, along the north line of said Block A/8064, a distance of 511.75 feet to a 5/8" iron rod found for corner in the easterly right-of-way line of Rockwall Road (a 60' R.O.W.) and being the northwest corner of said Block A/8064;

THENCE N 00 deg. 00 min. 00 sec. E, along the easterly right-of-way line of said Rockwall Road, a distance of 313.15 feet to the POINT OF BEGINNING and containing 887,206 sq. ft. or 20.3674 acres of land.

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 the 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 \_\_\_, 2017.
PRELIMINARY
RELEASED MARCH 08, 2017 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 authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 \_\_\_, 2017.
Notary Public, State of Texas

PRELIMINARY PLAT
CALATAN ADDITION NO. 4
LOTS 1A1, 1C1, 1C2 AND 2/ BLOCK G/8064
LOT 2/ BLOCK B/8065
20.3632 ACRES
BEING A REPLAT OF
LOT 1A, BLOCK G/8064 OF CALATAN NO. 2 AND
LOT 1C, BLOCK G/8064 OF CALATAN NO. 3
OUT OF THE
JOHN JACKSON SURVEY, ABSTRACT NO. 699
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 167-136

OWNER: 6S REAL ESTATE, LLC CONTACT: JIMMY SHANKLE 10880 ROCKWALL ROAD DALLAS, TEXAS 75238 PH. (972) 770-5464 FAX (972) 770-5467
OWNER: CALATAN ROCKWALL ROAD PARTNERS, LP LEN RUBY 12750 MERT DRIVE, SUITE 720 DALLAS, TEXAS 75251 PH. (972) 770-5464 FAX (972) 770-5467
DATE: MARCH 8, 2017
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231 PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO. 95043-2017