

VICINITY MAP
NOT TO SCALE

NOTES

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

City of Dallas Benchmark 66-Y-1:
Being a square cut located at published coordinate State Plane Northing 6927384.392 State Plane Easting 2504692.339 with a published elevation of 495.404 feet.

City of Dallas Benchmark 66-Y-2:
Being a square cut located at published coordinate State Plane Northing 6927792.397 State Plane Easting 2506055.061 with a published elevation of 488.903 feet.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 513 of 725, Map Numbers 48113C0513L, Map Revised Date: July 7, 2014, the subject property is located in: Zone X unshaded, "Areas determined to be outside the 0.2% annual chance floodplain."
This statement does not reflect any type of flood study by this firm.

3. The underground utilities shown hereon are based on visible appurtenant fixtures, above-ground markings, all buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.

4. According to graphical plotting of the U.S. Fish and Wildlife Service National Wetlands Inventory online map, plotted May 02, 2016, the subject property is located outside of wetland areas. This statement does not reflect any type of wetlands study by this firm.

5. Current Zoning is Dallas Logistics Port Special Purpose District (PD 761 (L1) 15' Front Setback
30' adjacent to residential. No Minimum Setback unless adjacent to residential.
Density 1.0 FAR overall 0.75 office/0.5 retail
Height Restriction 70' 5 stories
Lot Coverage 80%

6. According to the City of Dallas thoroughfare plan, Langdon Road should have a 60' width right-of-way. Current width of right-of-way for Langdon Road is 80' in most areas. This information may indicate a proposed change in street right-of-way for Langdon Road.

7. Cell tower is to remain on site.

8. Features shown on Pioneer Frozen Foods Tract were sketched from imagery due to limited site access at time of survey.

Purpose of Plat:
The purpose of this plat is to create one contiguous lot from several tracts recorded in Instrument Number 201100113978, DRDCT.

Surveyor's Certificate

I, Kenneth H. Yazel Jr., a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded 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 used or viewed or relied upon as a final survey document.

Kenneth H. Yazel Jr.
Texas Registered Professional Land Surveyor No. 6182

STATE OF TEXAS ~
COUNTY OF DALLAS ~

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr., Registered Professional Land Surveyor, for Yazel Peebles & Associates, LLC, 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 purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

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

Notary Public in and for the State of Texas

My commission expires _____

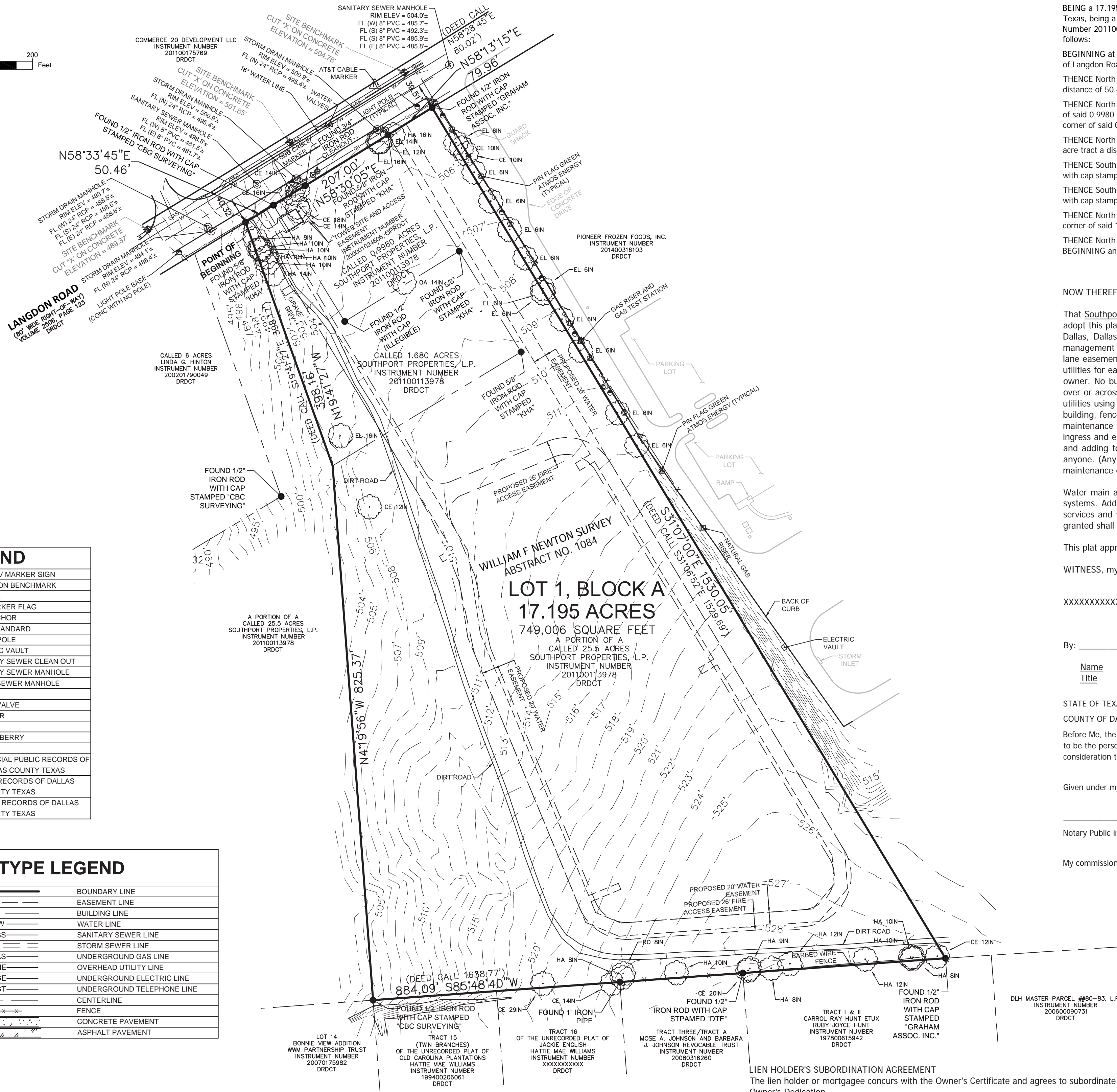
LEGEND	
	CABLE TV MARKER SIGN
	ELEVATION BENCHMARK
	GAS BOX
	GAS MARKER FLAG
	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	ELECTRIC VAULT
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	TREE
	WATER VALVE
CE	CEDAR
EL	ELM
HA	HACKBERRY
OA	OAK
OPRDCT	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
MRDCT	MAP RECORDS OF DALLAS COUNTY TEXAS
DRDCT	DEED RECORDS OF DALLAS COUNTY TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	CENTERLINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

OWNER:
SOUTHPORT PROPERTIES, LP
CRAIG P. HENDERSON TRUSTEE
4741 ALTA RICA DRIVE
LA MESA, CA 97941

ENGINEER:
PAPE-DAWSON ENGINEERS
5700 W. PLANO PKWY, SUITE 2500
PLANO, TX 75093
PHONE: 817.870.3668

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES, LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030



LIEN HOLDER'S SUBORDINATION AGREEMENT
The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

PROPERTY DESCRIPTION

BEING a 17.195 acre tract of land situated in the William F Newton Survey, Abstract Number 1084, located in the City of Dallas, Dallas County, Texas, being a portion of a called 25.5 acre tract, and being all of a called 0.9980 acre tract, and a called 1.680 acre tract recorded in Instrument Number 201100113978 of the Official Public Records, Dallas County, Texas, (OPRDCT), said 17.195 acre tract being more particularly described as follows:

BEGINNING at a found 5/8" iron rod with cap stamped "KHA" at the northwest corner of said 1.680 acre tract and lying in the south right-of-way line of Langdon Road (80' wide);

THENCE North 58 degrees 33 minutes 45 seconds East with the south right-of-way line of Langdon Road and the north line of said 1.680 acre tract a distance of 50.46 feet to a found 1/2" iron rod with cap stamped "CBG SURVEYING";

THENCE North 58 degrees 30 minutes 05 seconds East continuing with the south right-of-way line of Langdon Road and the north right-of-way line of said 0.9980 acre tract a distance of 207.00 feet passing a found 3/4" iron rod to a found 5/8" iron rod with cap stamped "KHA" at the northeast corner of said 0.9980 acre tract;

THENCE North 58 degrees 13 minutes 15 seconds East continuing with the south right-of-way line of Langdon Road and the north line of said 25.5 acre tract a distance of 79.96 feet to a found 1/2" iron rod with cap stamped "GRAHAM ASSOC. INC." at the northeast corner of said 25.5 acre tract;

THENCE South 31 degrees 07 minutes 00 seconds East with the east line of said 25.5 acre tract a distance of 1,530.05 feet to a found 1/2" iron rod with cap stamped "GRAHAM ASSOC. INC." at the southeast corner of said 25.5 acre tract;

THENCE South 85 degrees 48 minutes 40 seconds West with the south line of said 25.5 acre tract a distance of 884.09 feet to a found 1/2" iron rod with cap stamped "CBG SURVEYING";

THENCE North 04 degrees 19 minutes 56 seconds West across said 25.5 acre tract a distance of 825.37 feet to a point for corner at the southwest corner of said 1.680 acre tract;

THENCE North 19 degrees 41 minutes 27 seconds West with the west line of said 1.680 acre tract a distance of 398.16 feet to the POINT OF BEGINNING and containing 17.195 acres of land, or 749,006 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Southport Properties, LP acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as Lot 1, Block A South Dallas Body Shop 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 roadway 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 areas 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.

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

XXXXXXXXXXXXXXXXXXXX

By: _____

Name
Title

STATE OF TEXAS ~
COUNTY OF DALLAS ~

Before Me, the undersigned authority, on this day personally appeared _____, for Southport Properties, LP, 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 purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

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

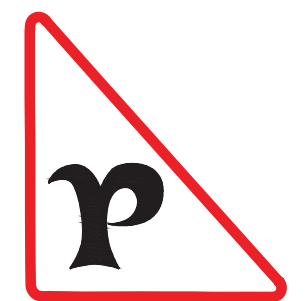
Notary Public in and for the State of Texas

My commission expires _____

S156-206
**PRELIMINARY PLAT
SOUTH DALLAS BODY SHOP
ADDITION
LOT 1, BLOCK A/8284**

BEING A 17.195 ACRE TRACT
SITUATED IN THE WILLIAM F NEWTON SURVEY, ABSTRACT
1084

CITY OF DALLAS
DALLAS COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095
682.233.2030 ypassociates.com TPLS 1019402
2016-007-005 March 21, 2016 PAGE 1 OF 1