



VICINITY MAP  
(NOT TO SCALE)

MUNICE AVENUE  
(30' RIGHT-OF-WAY)

UNION PACIFIC RAILROAD  
(150' RAILROAD RIGHT-OF-WAY)

APPROXIMATE UNION PACIFIC MAIN LINE

APPROXIMATE BNSF RAILWAY MAIN LINE

BNSF RAILWAY  
(75' RAILROAD RIGHT-OF-WAY)

P.O.B.  
SET 5/8" IR  
W/CAP STAMPED  
"GORRONDONA &  
ASSOCIATES"

S 81°40'48"E 2,019.53'

S 81°40'48"E 397.83' TO EAST R.O.W. LINE OF HAMPTON ROAD.

BLOCK 6158  
CALLED 0.122 ACRES BY DEED  
TRACT 1  
LONE STAR PROPERTIES, INC.  
VOLUME 73127, PAGE 574  
D.R.D.C.T.

2.9426 ACRES (BY DEED)  
1880 LONESTAR, LTD., A TEXAS LIMITED PARTNERSHIP  
VOLUME 2004212, PAGE 16000  
O.P.R.D.C.T.

BUZZI UNICEM USA  
DALLAS TERMINAL ADDITION  
LOT 1 BLOCK A/6158

12.104 ACRES  
527,245 SQ. FT.

LONE STAR INDUSTRIES, INC.  
VOLUME 1980, PAGE 57  
D.R.D.C.T.

BUZZI UNICEM USA  
INSTRUMENT NO. 201500094566  
O.P.R.D.C.T.

CALLED 12.59 ACRES BY DEED  
LONE STAR INDUSTRIES, INC.  
F/K/A LONE STAR CEMENT CORPORATION  
D/B/A BUZZI UNICEM USA  
(SAVE & EXCEPT TRACT OUT OF PARCEL 1)  
VOLUME 71074, PAGE 501  
D.R.D.C.T.

L.G. COOMBS SURVEY  
ABSTRACT No. 289

LOT 1  
BLOCK 6158  
LONE STAR PARK - PHASE 1  
VOLUME 84215, PAGE 269  
P.R.D.C.T.

BLOCK A/6158  
LSP REALTY DEVELOPMENT CORPORATION  
VOLUME 73127, PAGE 235  
D.R.D.C.T.

LONE STAR DRIVE  
(48' RIGHT-OF-WAY)  
CITY OF DALLAS  
VOLUME 2012, PAGE 3800  
D.R.D.C.T.

0.7878 ACRES (BY DEED)  
K & C CALDWELL, L.L.C.  
VOLUME 2005157, PAGE 2188  
O.P.R.D.C.T.

LOT 2  
BLOCK 6158  
LONE STAR PARK - PHASE 1  
VOLUME 84215, PAGE 269  
D.R.D.C.T.

1.079 ACRES (BY DEED)  
SIBI, L.P., A TEXAS LIMITED PARTNERSHIP  
INSTRUMENT NO. 20070069238  
O.P.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 87°17'21"W	15.99'
L-2	S 00°56'38"E	4.56'
L-3	S 87°14'28"W	35.89'
L-4	S 66°09'48"W	4.47'
L-5	N 00°56'46"W	20.23'

BLOCK A/6158  
LONE STAR PARK  
VOLUME 73157, PAGE 1793  
D.R.D.C.T.

7.6745 ACRES (BY DEED)  
ICON OWNER POOL 6 EL PASO, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
INSTRUMENT NO. 201500058534  
O.P.R.D.C.T.

D=07°09'08"  
R=592.80'  
L=74.00'  
CB=S 62°31'54"W  
CL=73.95'

D=28°31'24"  
R=592.80'  
L=295.11'  
CB=S 80°22'10"W  
CL=292.07'

D=07°09'08"  
R=592.80'  
L=74.00'  
CB=N 81°47'32"W  
CL=73.95'

4.612 ACRES (BY DEED)  
2401 COMMERCIAL BUILDING, LLC  
INSTRUMENT NO. 201700012229  
O.P.R.D.C.T.

BLOCK A/6158  
LONE STAR PARK  
VOLUME 73157, PAGE 1793  
D.R.D.C.T.

SEE SHEET 2

LEGEND	
●	FOUND MONUMENT (SIZE AND TYPE NOTED)
○	SET 5/8" IR W/CAP STAMPED "GORRONDONA & ASSOC"
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	POINT OF BEGINNING
---	SUBJECT TRACT BOUNDARY LINE
----	ADJOINING TRACT BOUNDARY LINE
----	EASEMENT LINE
—+—	RAILROAD TRACKS
---	APPROXIMATE SURVEY LINE

TOPO MAP SYMBOLS & LEGEND	
●	BOLLARD
○	CLEANDOUT
—	FENCE LINE
⊙	FIRE HYDRANT
⊕	GAS METER
⊙	LIGHT POLE
—	OVERHEAD ELECTRIC
⊙	SIGN
⊙	STORM MANHOLE
⊙	TREE
⊕	WATER METER
⊕	WATER VALVE

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A 12.039 ACRE TRACT AND A 0.122 ACRE TRACT OF LAND.
  2. ALL SET MONUMENTS ARE 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "GORRONDONA & ASSOCIATES" UNLESS OTHERWISE NOTED.
  3. ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE (4202), ALL DISTANCES AND AREAS SHOWN ARE IN GRID.

FILED IN INSTRUMENT NO. \_\_\_\_\_

OWNER/APPLICANT  
LONE STAR INDUSTRIES, INC. DBA  
BUZZI UNICEM USA  
10401 N. MERIDIAN STREET  
SUITE 120  
INDIANAPOLIS, IN 46290  
CONTACT: JOHN WHITE  
PHONE: (317) 706-3381

OWNER/APPLICANT  
LONE STAR PROPERTIES, INC.  
100 BROADHEAD ROAD  
BETHLEHEM, PA 18017-8989  
CONTACT: PATRICK M. LYDON  
PHONE: (610) 882-5027

ENGINEER  
EDS, INC.  
4151 EXECUTIVE PARKWAY,  
SUITE 320  
WESTERVILLE, OH 43081  
CONTACT: EUGENE VOLAND  
PHONE: (614) 891-9920

SURVEYOR  
GORRONDONA & ASSOCIATES, INC.  
1701 NORTH MARKET STREET  
SUITE 450, LB 5  
DALLAS, TEXAS 75202  
PHONE: 214.712.0600 FAX 214.712.0604  
CONTACT: LYNDON M. HODGON, R.P.L.S.  
TEXAS FIRM NO. 10108903  
PHONE: (214) 712-0600



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TEXAS FIRM NO. 10108903

G&A JOB NO. KLF1702.01PLAT DATE: JUNE 2017 CHK BY: LMH DWN BY: RC

PRELIMINARY PLAT  
OF  
BUZZI UNICEM USA  
DALLAS TERMINAL ADDITION  
LOT 1, BLOCK A/6158  
BEING  
12.104 ACRES  
OUT OF CITY OF DALLAS BLOCK 6158  
IN THE  
L.G. COOMBS SURVEY, ABSTRACT NO. 289  
IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. \_\_\_\_\_

SHEET 1 OF 3