

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

CITY OF DALLAS
BLOCK 7227

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

WB LAUGHLIN SURVEY
ABSTRACT 785

MANILA ROAD
(70' RIGHT-OF-WAY)

L.G. COOMBS SURVEY
ABSTRACT No. 289

CITY OF DALLAS
BLOCK 6158

527,245 SQ. FT.
12.104 ACRES
BUZZI UNICEM USA
DALLAS TERMINAL ADDITION
LOT 1 BLOCK A/6158

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

2.68 ACRES (BY DEED)
SSB LAND COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INSTRUMENT NO. 201700064216
O.P.R.D.C.T.

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

1 STORY CONCRETE BUILDING
D=09°50'50"
R=402.11'
L=69.11'
CB=N 58°12'52"W
CL=69.02'

D=14°18'31"
R=692.42'
L=172.92'
CB=N 46°08'11"W
CL=172.47'

DRAINAGE EASEMENT
CITY OF DALLAS
INSTRUMENT NO. 201400323470
O.P.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.

3.88633 ACRES (BY DEED)
AMIGOS REAL PROPERTY INVESTMENTS 1, L.P.
INSTRUMENT NO. 201200273499
O.P.R.D.C.T.

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

D=29°16'31"
R=592.80'
L=302.89'
CB=N 63°34'44"W
CL=299.61'

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.

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

N 78°12'58"W
13.29'

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

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. _____

SEE SHEET 1

LEGEND	
●	FOUND MONUMENT (SIZE AND TYPE NOTED)
○	SET 5/8" 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
○	CLEANOUT
---	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
100 BROADHEAD ROAD
10401 N. MERIDIAN STREET
SUITE 120
INDIANAPOLIS, IN 46290
PHONE: (317) 706-3381

OWNER/APPLICANT
LONE STAR PROPERTIES, INC.
100 BROADHEAD ROAD
BETHLEHEM, PA 18017-8889
CONTACT: PATRICK M. LYDON
PHONE: (610) 882-5027

ENGINEER
EDG, INC.
CORRONDONA & ASSOCIATES, INC.
1701 NORTH MARKET STREET
SUITE 450, LB 5
DALLAS, TEXAS 75202
CONTACT: LYNON M. HODDIN, R.P.L.S.
PHONE: (214) 712-0600

SURVEYOR
CORRONDONA & ASSOCIATES, INC.
1701 NORTH MARKET STREET
SUITE 450, LB 5
DALLAS, TEXAS 75202
CONTACT: LYNON M. HODDIN, R.P.L.S.
PHONE: (214) 712-0600



GORRONDONA & ASSOCIATES, INC.
1701 NORTH MARKET STREET
SUITE 450, LB 5
DALLAS, TEXAS 75202
PHONE 214.712.0600 FAX 214.712.0604
TEXAS FIRM NO. 10106903

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

SHEET 2 OF 3