

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, 1880 LONESTAR LTD AND K & C CALDWELL LLC ARE THE OWNERS OF ALL OF LOT 1, BLOCK 6158 AND ALL OF AN UNPLATTED TRACT OF LAND IN BLOCK 6158, LONE STAR PARK -- PHASE I ADDITION, A PLATTED ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84215, PAGE 269, PLAT RECORDS, DALLAS COUNTY, TEXAS; SAID PROPERTY BEING IN THE L.G. COOMBS SURVEY, ABSTRACT NO. 289, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752" IN THE EAST RIGHT-OF-WAY LINE OF LONE STAR DRIVE (48' R.O.W.) FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 6158;  
THENCE NORTH 00°58'26" WEST, A DISTANCE OF 346.89' TRAVERSING THE EAST RIGHT-OF-WAY LINE OF SAID LONE STAR DRIVE (48' R.O.W.) AND PASSING A FOUND IRON ROD TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING IN THE NORTH LINE OF SAID LOT 1, BLOCK 6158;  
THENCE NORTH 87°43'54" EAST, A DISTANCE OF 8.34' TRAVERSING SAID NORTH LINE OF SAID LOT 1, BLOCK 6158 TO A FOUND ALUMINUM DISK FOR CORNER;  
THENCE NORTH 76°21'18" EAST, A DISTANCE OF 82.60' CONTINUING WITH THE NORTH LINE OF SAID LOT 1, BLOCK 6158 TO A FOUND ALUMINUM DISK FOR CORNER, SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD (175' R.O.W.);  
THENCE SOUTH 81°48'10" EAST, A DISTANCE OF 397.45' TRAVERSING THE SOUTH RIGHT-OF-WAY LINE OF SAID A.T. & S.F. RAILROAD (175' R.O.W.) TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING IN THE WEST RIGHT-OF-WAY LINE OF N HAMPTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);  
THENCE SOUTH 01°00'30" EAST, A DISTANCE OF 301.35' DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID A.T. & S.F. RAILROAD (175' R.O.W.) AND TRAVERSING THE WEST RIGHT-OF-WAY LINE OF SAID N HAMPTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;  
THENCE SOUTH 88°58'20" WEST, A DISTANCE OF 217.40' TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 6158;  
THENCE SOUTH 88°58'18" WEST, A DISTANCE OF 264.07' TRAVERSING THE SOUTH LINE OF SAID LOT 1, BLOCK 6158 BACK TO THE PLACE OF BEGINNING AND CONTAINING 3.728 ACRE (162,368 SQUARE FEET) TRACT OF LAND.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, 1880 LONESTAR LTD ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS DALLAS USA FOODS, 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 AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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 PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

1880 LONESTAR LTD

LAN GUAN  
PRESIDENT/OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED LAN GUAN, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, K & C CALDWELL LLC ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS DALLAS USA FOODS, 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 AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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 PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

K & C CALDWELL LLC

KEN CALDWELL  
PRESIDENT/OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED KEN CALDWELL, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT**

I, VICTOR LISSIAK, 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, 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 \_\_\_\_\_, 2018

VICTOR LISSIAK, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR. 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 THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

OWNER:  
K & C CALDWELL LLC  
1878 LONE STAR DRIVE  
DALLAS, TEXAS 75212  
CONTACT: KEN CALDWELL  
TEL: (214)843-7421  
EMAIL: kenc@ccopsexpress.com

OWNER:  
1880 LONESTAR LTD  
1880 LONE STAR DRIVE  
DALLAS, TEXAS 75212  
CONTACT: LAN GUAN  
TEL: (214)905-1511  
EMAIL: languan@men.com

SURVEYOR:  
VIEWTECH, INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
TEL: (972)661-8187  
CONTACT: VICTOR LISSIAK, JR.  
EMAIL: vl@vthc.net

**PRELIMINARY PLAT**  
**DALLAS USA FOODS**  
**LOTS 1 AND 2, BLOCK 6158**  
**3.728 ACRES**  
L.G. COOMBS SURVEY, ABSTRACT NO. 289  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY FILE NO. SXXX-XXX  
ENGINEERING PLAN FILE NO. 311T-XXXX  
JULY 18, 2018