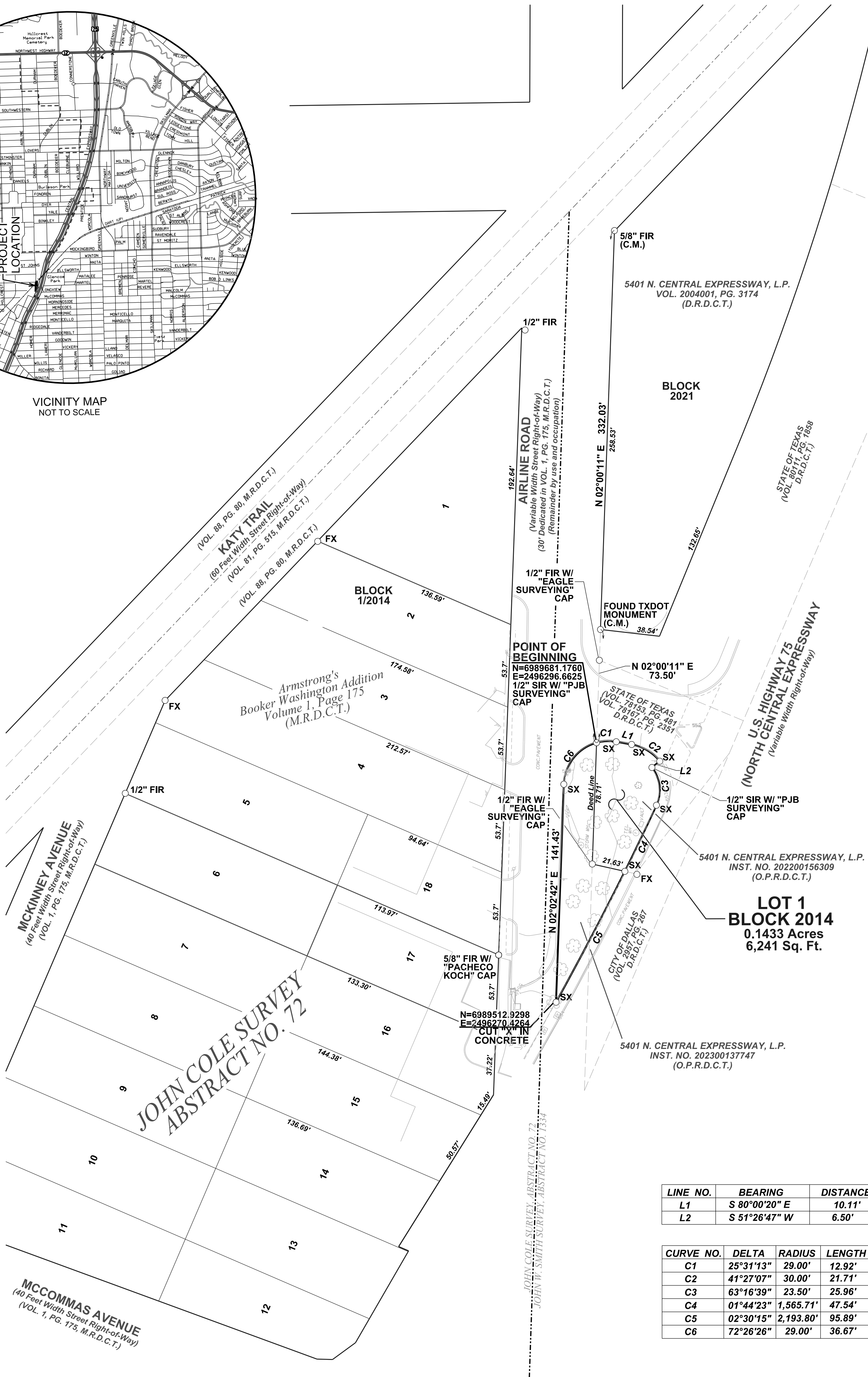


VICINITY MAP
NOT TO SCALE



LINE NO.	BEARING	DISTANCE
L1	S 80°00'20" E	10.11'
L2	S 51°26'47" W	6.50'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25°31'13"	29.00'	12.92'	N 87°14'04" E	12.81'
C2	41°27'07"	30.00'	21.71'	S 59°16'46" E	24.24'
C3	63°16'39"	23.50'	25.96'	S 06°54'53" E	24.66'
C4	01°44'23"	1,565.71'	47.54'	S 25°35'38" E	47.54'
C5	02°30'15"	2,193.80'	95.89'	S 27°44'29" W	95.88'
C6	72°26'26"	29.00'	36.67'	N 38°15'35" E	34.27'

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 5401 N. Central Expressway, L.P. acting by and through its duly authorized agent, John Carona, does hereby adopt this plat designating the herein above described property as **AIRLINE 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 floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The Utility and Firelane 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 the paving on the Utility and Firelane 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 and upon 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 the 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 additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions for the City of Dallas, Texas

Witness my hand this _____ day of _____, 2023

John Carona, agent for 5401 N. Central Expressway, LP

By: John Carona
STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared John Carona, 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023

Notary Public in and for
State of Texas

SURVEYOR'S STATEMENT:

I, Dwayne H Copeland, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the 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. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2023.

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

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5504

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, 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 purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2023

Notary Public in and for
State of Texas

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF DALLAS

BEING a 0.1433 acre tract of land situated in the John W. Smith Survey, Abstract Number 1334, in Dallas County, Texas, being part of a called 0.078 acre tract of land described in Deed to 5401 N. Central Expressway, LP, as recorded in Instrument No. 202300137747, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and a called 0.0652 acre tract of land described in Deed to 5401 N. Central Expressway, LP, as recorded in Instrument No. 202200156309, O.P.R.D.C.T., being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "PJB SURVEYING" set at the northernmost northeast corner of said 0.078 acre and the northwest corner of said 0.0652 acre tract, being on a curve to the right, having a radius of 29.00 feet and a central angle of 25 degrees 31 minutes 13 seconds, from said BEGINNING point a found TXDOT monument (controlling monument) bears North 02 degrees 00 minutes 11 seconds East a distance of 73.50 feet and a 5/8-inch iron rod (controlling monument) found bears North 02 degrees 00 minutes 11 seconds East, a distance of 332.03 feet;

THENCE with the north line of said 0.0652 acre tract and with said curve to the right, an arc distance of 12.92 feet (Chord Bearing North 87 degrees 14 minutes 04 seconds East 12.81 feet) to an "X" cut in concrete set at the point of tangency;

THENCE South 80 degrees 00 minutes 20 seconds East, continuing with the north line of said 0.0652 acre tract, a distance of 10.11 feet to an "X" cut in concrete set at the point of curvature of a non-tangent curve to the right, having a radius of 30.00 feet and a central angle of 41 degrees 27 minutes 07 seconds;

THENCE continuing with the north line of said 0.0652 acre tract and with said curve to the right, an arc distance of 21.71 feet (Chord Bearing South 59 degrees 16 minutes 46 seconds East 24.24 feet) to an "X" cut set in concrete at the northeast corner of said 0.0652 acre tract;

THENCE South 51 degrees 26 minutes 47 seconds West, with the easterly line of said 0.0652 acre tract, a distance of 6.50 feet to a 1/2-inch iron rod with red plastic cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 23.50 feet and a central angle of 63 degrees 16 minutes 39 seconds;

THENCE continuing with the easterly line of said 0.0652 acre tract, an arc distance of 25.96 feet (Chord Bearing South 06 degrees 54 minutes 53 seconds East 24.66 feet) to an "X" cut in concrete set at the point of compound curvature of a curve to the right, having a radius of 1,565.71 feet and a central angle of 01 degree 44 minutes 23 seconds;

THENCE continuing with the easterly line of said 0.0652 acre tract and with said curve to the right, an arc distance of 47.54 feet (Chord Bearing South 25 degrees 35 minutes 38 seconds East 47.54 feet) to an "X" cut in concrete set at the southeast corner of said 0.0652 acre tract and the easternmost northeast corner of said 0.078 acre tract, being the point of compound curvature of a curve to the right, having a radius of 2,193.80 feet and a central angle of 02 degrees 30 minutes 15 seconds;

THENCE with the easterly line of said 0.078 acre tract and with said curve to the right, an arc distance of 95.89 feet (Chord Bearing South 27 degrees 44 minutes 29 seconds West 95.88 feet) to an "X" cut in concrete set at the south corner of said 0.078 acre tract, being in the east line of Airline Road (variable with street right-of-way);

THENCE North 02 degrees 02 minutes 42 seconds East, with the west line of said 0.078 acre tract and the east line of said Airline Road, a distance of 141.43 feet to an "X" cut in concrete set at the point of curvature of a curve to the right, having a radius of 29.00 feet and a central angle of 72 degrees 26 minutes 26 seconds;

THENCE departing the east line of said Airline Road and with the northwest line of said 0.078 acre tract, an arc distance of 36.67 feet (Chord Bearing North 38 degrees 15 minutes 35 seconds East 34.27 feet) to the POINT OF BEGINNING, containing 6,241 square feet or 0.1433 acres of land.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 2023 and same was duly approved on the _____ day of _____, A.D. 2023 by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT AIRLINE ADDITION

LOT 1, BLOCK 2014
BEING A 0.1433 ACRE LOT OUT OF 2 TRACTS
JOHN W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. XXXX-XXX
ENGINEERING PLAN NO. XXXT-XXXX

APPLICANT/OWNER
55401 N. Central Expressway, LP
2208 South Street
DALLAS, TEXAS 75203
Attn: John J. Carona, Chairman

SURVEYOR
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669