

BLOCK 5795

HARRY HINES BOULEVARD  
(164' R.O.W.)

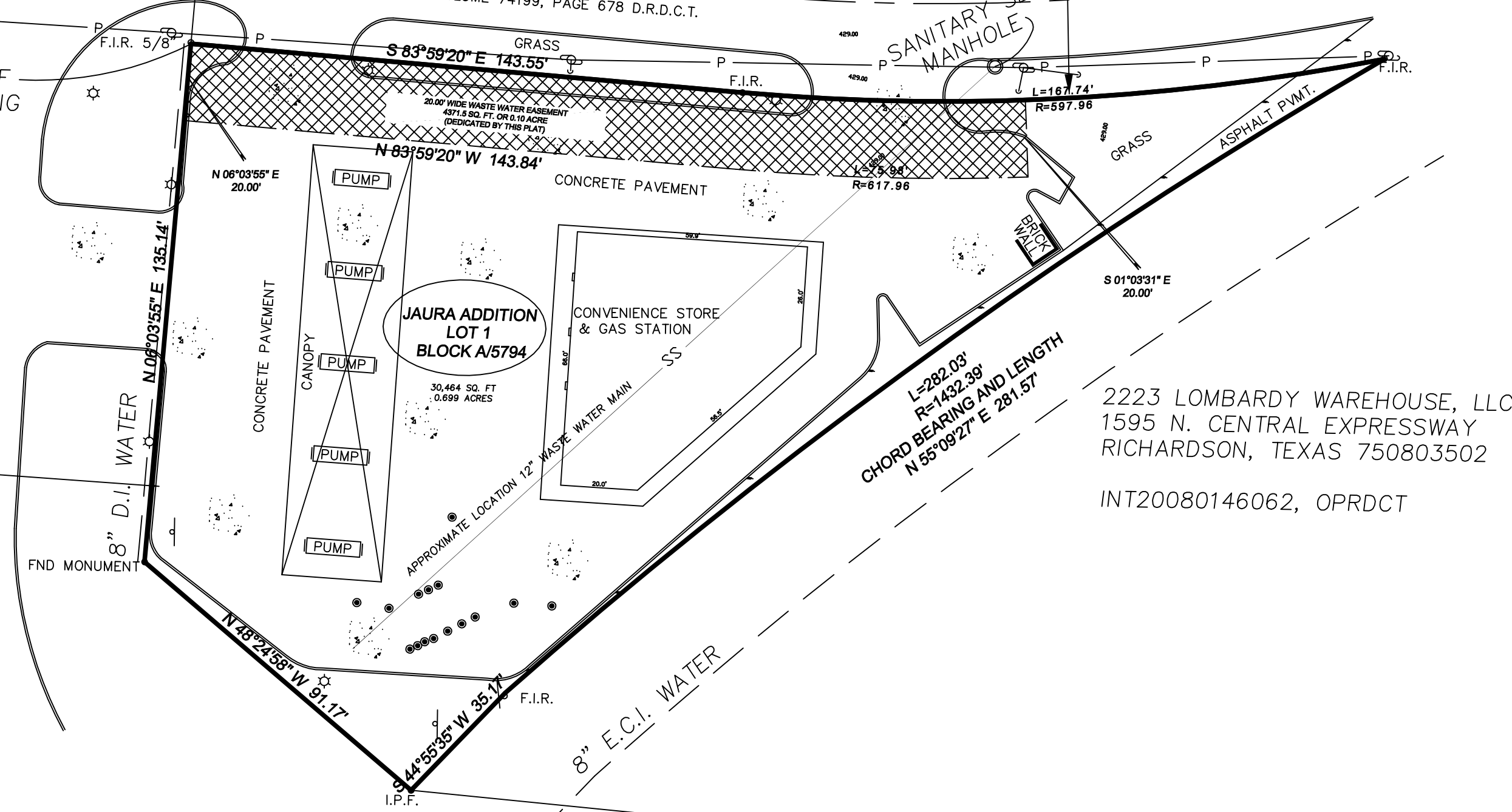
HARRY HINES  
WILLOWBROOK ADDITION  
PHASE ONE LOT 2, BLOCK B/5794  
INST. NO. 201400256613, O.P.R.D.C.T.

BLOCK 5794

STOREY LANE  
(50' R.O.W.)

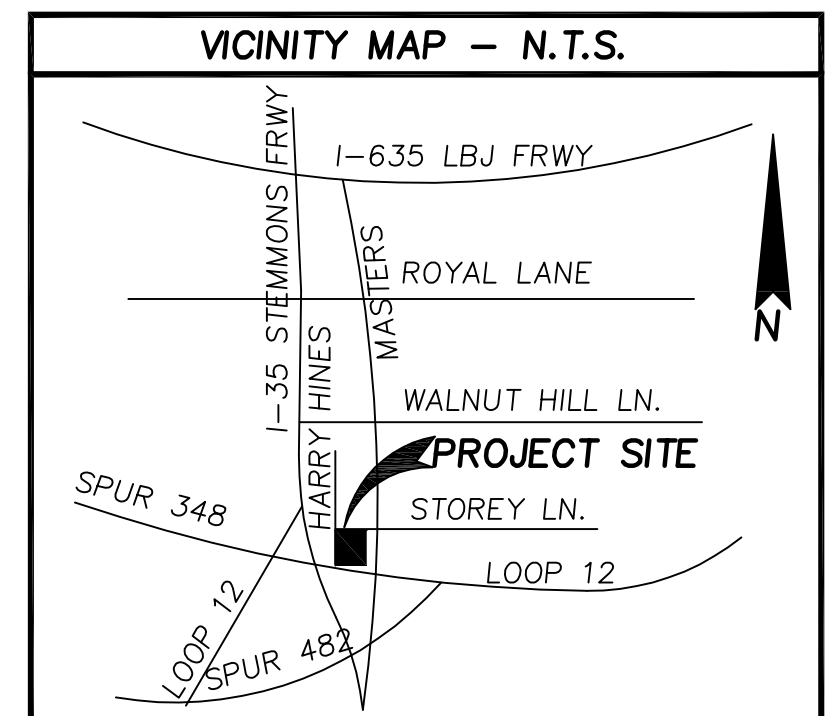
STATE OF TEXAS VOLUME 74199, PAGE 678 D.R.D.C.T.

POINT OF BEGINNING



2223 LOMBARDY WAREHOUSE, LLC  
1595 N. CENTRAL EXPRESSWAY  
RICHARDSON, TEXAS 750803502  
INT20080146062, OPRDCT

LEGEND	
●	UNDERGROUND TANK COVERS
- P -	OVERHEAD POWER LINE
☆	LIGHT POLE
⊕	POWER POLE
1/2" IRF	1/2-INCH IRON ROD FOUND
MON. FND.	BRASS MONUMENT FOUND
I.P.F.	IRON PIPE FOUND
⊙	OPTIC CABLE MARKER
⊣	SIGN POST



1. NO LOT-TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. CONTROL MONUMENTS ARE TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BRASS MONUMENTS FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STOREY LANE AND THE EAST RIGHT OF WAY LINE OF HARRY HINES BOULEVARD, AND THE NORTH RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AND THE EAST RIGHT OF WAY LINE OF HARRY HINES BOULEVARD.
3. THE BASIS OF BEARINGS IS N 06° 03' 55" EAST, ALONG THE EAST RIGHT OF WAY LINE OF HARRY HINES BOULEVARD.
4. NO ACCESS TO W. NORTHWEST HIGHWAY FROM THIS SITE.
5. THERE ARE NO TREES ON THIS LOT.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR COMMERCIAL USE.

SURVEY SOLUTIONS OF TEXAS  
FIRM NO. 10194375

**XCES**

Xavier Chapa Engineering/Surveying  
P.O. Box 153311  
Irving, Texas 75015

EMAIL: XAVIER.CHAPA@MARANOT.COM

TELEPHONE 214/869-9539

OWNER'S CERTIFICATE:  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, ECTOR CONVENIENCE STORE, INC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ABSALOM SMITH SURVEY, ABSTRACT NO. 1347, AND BEING A PORTION OF THE CITY OF DALLAS BLOCK NO. 5794, DALLAS COUNTY, TEXAS, AS EVIDENCED BY DEED RECORDED IN VOLUME 2003222, PAGE 8866, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THOSE SAME TRACT OF LAND AS DESCRIBED IN DEEDS TO LAURA WILLIAMSON, RECORDED IN VOLUME 740, PAGE 0025; VOLUME 84154, PAGE 1370, AND VOLUME 85052, PAGE 109 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF HARRY HINES BOULEVARD (164 FEET RIGHT-OF-WAY), WITH THE SOUTH LINE OF STOREY LANE (50 FEET RIGHT-OF-WAY);

THENCE SOUTH 83° 59' 20" EAST, ALONG THE SOUTH LINE OF SAID STOREY LANE, 143.55 FEET TO A 5/8 INCH IRON ROD FOUND AT THE POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 597.96 FEET;

THENCE NORTHEASTERLY, CONTINUING ALONG THE SOUTH LINE OF SAID STOREY LANE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°04'23", AN ARC DISTANCE OF 167.74 FEET HAVING A CHORD BEARING N 88°26'35" E, FOR 167.19 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHWEST LINE OF A TRACT OF LAND AS DESCRIBED IN DEED TO TURNER LOVELL, JR., RECORDED IN VOLUME 94086, PAGE 2751 OF SAID DEED RECORDS, AND LYING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS WHICH BEARS S 29°01'35" E, 1432.39 FEET;

THENCE SOUTHWESTERLY, ALONG THE NORTHWEST LINE OF SAID LOVELL TRACT, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°13'15", AN ARC DISTANCE OF 280.52 FEET AND HAVING A CHORD BEARING S 55°21'47" W, FOR 282.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44°55'35" WEST, CONTINUING ALONG THE NORTHWEST LINE OF SAID LOVELL TRACT, 35.17 FEET TO A ONE-INCH IRON PIPE FOUND IN THE NORTH LINE OF NORTHWEST HIGHWAY (LOOP 12 EAST);

THENCE NORTH 48°24'58" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST HIGHWAY, 91.17 FEET TO A 3/4-INCH IRON ROD FOUND FOR MONUMENTED CORNER AT A POINT IN THE EAST LINE OF SAID HARRY HINES BOULEVARD;

THENCE NORTH 06°03'55" EAST, ALONG THE EAST LINE OF SAID HARRY HINES BOULEVARD, 135.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 30,464 SQUARE FEET OR 0.699 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ECTOR CONVENIENCE STORE, Inc., does hereby adopt this plat, designating the herein described property as **JAURA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate in fee simple to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to public 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, shrubs, or other improvements or growth 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 buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance of 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 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

H. R. JAURA, CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared H. R. JAURA, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, COUNTY OF DALLAS  
SURVEYOR'S STATEMENT

I, Xavier Chapa, 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 \_\_\_\_\_, 2024.

Xavier Chapa, R.P.L.S.  
Registered Professional Land Surveyor No. 2568

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY This document shall not be recorded for any purpose. This document is released for review by the City of Dallas.

Xavier Chapa, R.P.L.S. 2568 07/22/2024

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

CERTIFICATE OF APPROVAL

I, Tony Shildt, 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. 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:  
\_\_\_\_\_  
Secretary

**PRELIMINARY PLAT  
JAURA ADDITION**  
LOT 1, BLOCK A/5794  
ABSALOM SMITH SURVEY,  
ABSTRACT NO. 1347  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS.  
CITY PLAN NUMBER S234-210