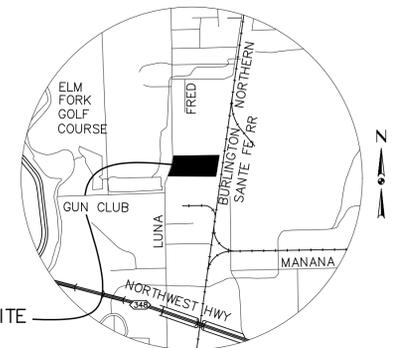




SCALE IN FEET
1"=40'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.
6. CITY OF DALLAS BENCHMARK:
22-M-3 ABLES LANE - GLENDA LANE
A SQUARE IS CUT ON CENTER OF NORTH CONCRETE HEADWALL OF (5) 4'x7' CONCRETE BOX CULVERTS UNDER GLENDA LANE,
150' WEST OF ABLES LANE.
ELEV. = 444.44



VICINITY MAP
MAPSCO NO. 22K
NOT TO SCALE



LEGEND			
---	BOUNDARY LINE	EM	ELECTRIC METER
- - -	ADJOINER BOUNDARY LINE	GL	GROUND LIGHT
- - - -	EASEMENT LINE (AS NOTED)	W/ARM	TRAFFIC SIGNAL W/ ARM
W	WATER LINE	T	TREE (AS NOTED)
SS	SANITARY SEWER LINE	AC	AIR CONDITIONER
OHE	OVERHEAD ELECTRIC LINE	CPB	CABLE PULL BOX
IRS	SET IRON ROD (AS NOTED)	CR	CABLE RISER
IRF	FOUND IRON ROD (AS NOTED)	CCB	CABLE CABINET
GV	GAS VALVE	CB	CABLE BOX
FH	FIRE HYDRANT	C	COLUMN
SSM	SANITARY SEWER MAN HOLE	CV	CABLE VAULT
WV	WATER VALVE	EB	ELECTRIC BOX
TSP	TRAFFIC SIGNAL PEDESTAL	EH	ELECTRIC HANDHOLE
WM	WATER METER	EV	ELECTRIC VAULT
EP	ELECTRIC PEDESTAL	FDC	FIRE DEPARTMENT CONNECTION
TM	TELEPHONE MANHOLE	GM	GAS MANHOLE
SMH	STORM MAN HOLE	GT	GREASE TRAP
LP	LIGHT POLE	G	GUY
PP	POWER POLE	ICV	IRRIGATION CONTROL VALVE
B	BENCH MARK	PM	PARKING METER
CM	CONTROL MONUMENT	P	PAYPHONE
SSC	SANITARY SEWER CLEANOUT	S	SIGN
TSPB	TRAFFIC SIGNAL PULL BOX	SP	STEEL POWER POLE
M	MAILBOX	TPB	TELEPHONE PULL BOX
U	UNDERGROUND UTILITIES (SUE)	TSC	TRAFFIC SIGNAL CABINET
G	GAS METER	TC	TRAFFIC SIGNAL CROSSWALK
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS		
D.R.T.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS		

LINE	BEARING	DISTANCE
L1	N 20°53'29" E	1333.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1630.00'	74.90'	74.89'	N 22°12'28" E	2°37'58"
C2	1352.00'	435.00'	433.13'	N 11°40'27" E	18°26'05"

MATCHLINE

PRELIMINARY PLAT

**BIG CITY CRUSHED CONCRETE ADDITION
LOT 1 BLOCK A
901,097 S.F. or 20.686 Ac.**

BEING IN CITY BLOCK 6510
AND BEING ALL OF
INST. No. 200900357877
EDWARD W. HUNT SURVEY, ABSTRACT #575
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER **PLAT-25-000027 & S245-192**
CITY ENGINEER PLAN FILE NUMBER **XXX-XXX**

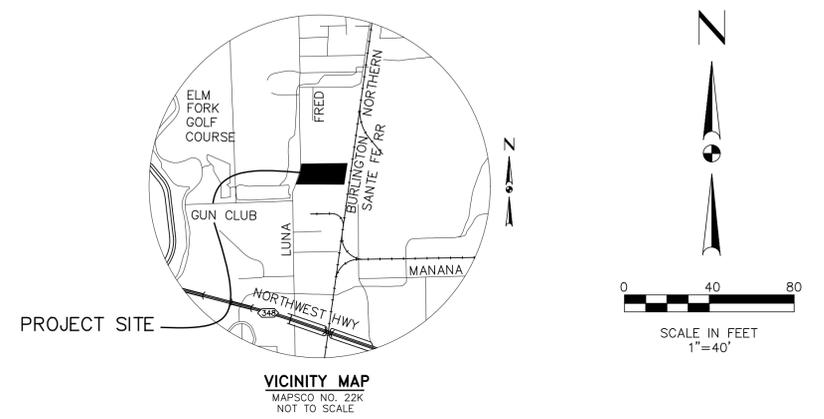
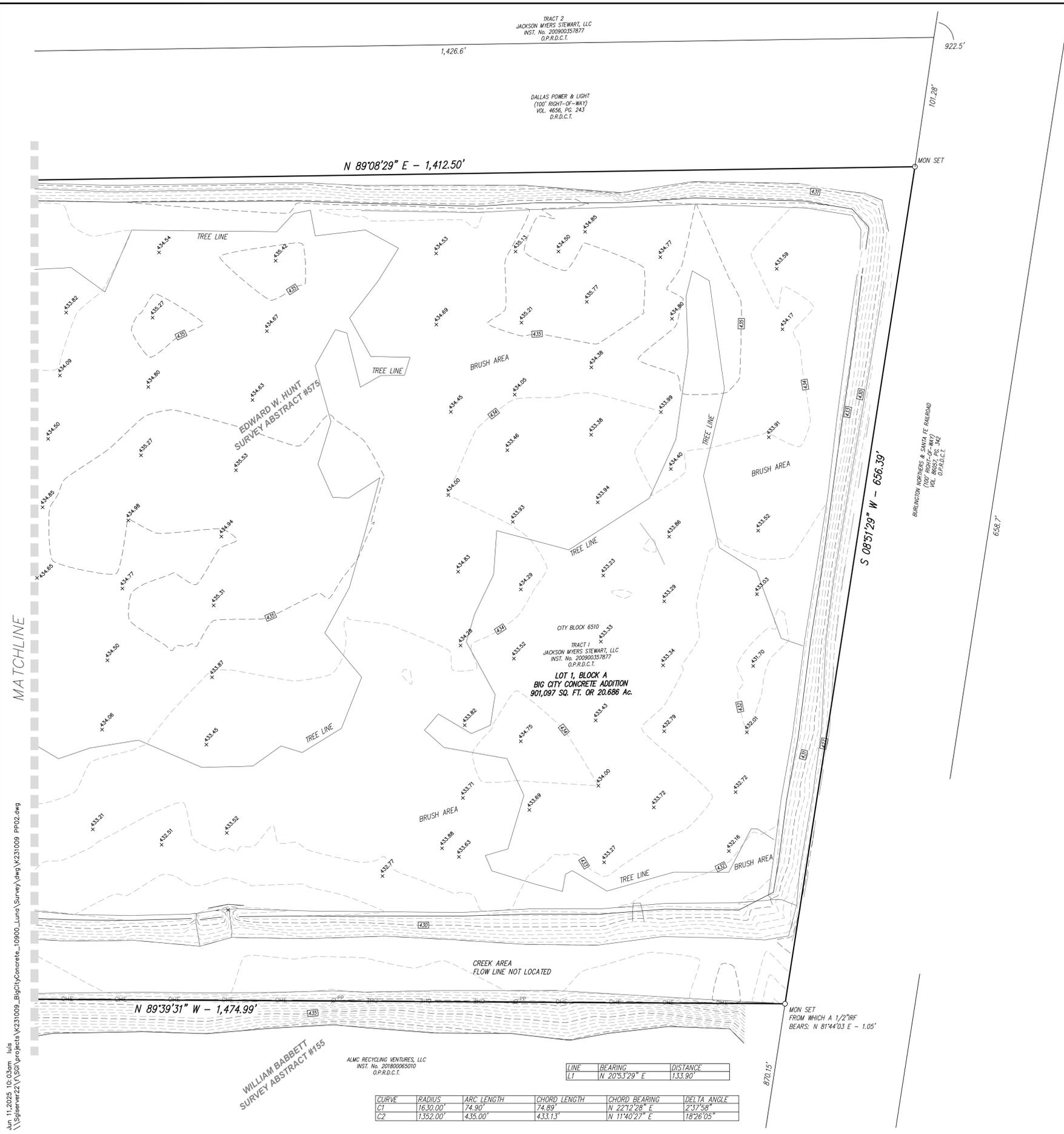
SGI SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

06-10-2025
SHEET 1 OF 3

OWNERS
JACKSON MYERS STEWART, LLC
901 MAIN STREET
DALLAS, TEXAS 75202
ATTN: CAROL MYERS STEWART
(214) 514-9026

SURVEYOR
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

Jun 11, 2025, 10:03am Luis Sijsterwer22\1\SGI\Projects\K231009_BigCityConcrete_10900_Luna_Survey.dwg\231009_PP02.dwg



- GENERAL NOTES:
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ELEV. = 444.44

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0170K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is a area determined to be outside the 0.2% annual chance floodplain, a portion of this property is also within Flood Zone "AE", which is a floodplain area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

PRELIMINARY PLAT

BIG CITY CRUSHED CONCRETE ADDITION
LOT 1 BLOCK A
901,097 S.F. or 20.686 Ac.

BEING IN CITY BLOCK 6510
 AND BEING ALL OF
 INST. No. 200900357877
 EDWARD W. HUNT SURVEY, ABSTRACT #575
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER PLAT-25-000027 & S245-192
 CITY ENGINEER PLAN FILE NUMBER XXX-XXX

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C2	1352.00'	435.00'	433.13'	N 11°40'27" E	18°26'05"

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 401 COLLEGE STREET
 GRAND PRAIRIE, TEXAS, 75050
 PHONE: (214)-412-3122

06-10-2025
 SHEET 2 OF 3

Jun 11, 2025, 10:03am luis
 \\sjsterner22\1\SGI\Projects\K231009_BigCityConcrete_10900_Luna\Survey\dwg\K231009_PP02.dwg

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT JACKSON MYERS STEWART, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS: **BIG CITY CRUSHED CONCRETE 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 FIRE LANE EASEMENTS SHALL BE OPEN TO THE GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2025.

JACKSON MYERS STEWART, LLC

NAME: AGENT FOR JACKSON MYERS STEWART, LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Owner's Certificate
State of Texas
County of Dallas

Whereas JACKSON MYERS STEWART, LLC, is the Owner of a 901,097 square foot tract of land situated in the Edward W. Hunt Survey, Abstract No. 575, City of Dallas, Dallas County, Texas, being part of City Block 6510, being all of a tract of land described in Special Warranty Deed to Jackson Myers Stewart, LLC, as shown to be recorded in Instrument No. 200900357877 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a three inch aluminum disk stamped 'BIG CITY CONCRETE ADDITION, RPLS 6715' set, being in the easterly right-of-way line of Luna Road (60-foot right-of-way, dedicated by Volume 89250, Page 3346; Volume 79170, Page 2554), and being the northwest corner of said Jackson tract, also being the southwest corner of a tract of land described in Warranty Deed to Dallas Power & Light Company, a Texas corporation, as shown to be recorded in Volume 4656, Page 243 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 08 minutes 29 seconds East, departing said common corner and along aforementioned common line, a distance of 1,412.50 feet, to three inch aluminum disk stamped 'BIG CITY CONCRETE ADDITION, RPLS 6715' set, being the northeast corner of said Jackson tract, being the southeast corner of said DP&L tract, and also being in the westerly right-of-way line of Burlington Northers & Santa Fe Railroad (100-foot right-of-way, dedicated by Volume 86057, Page 342);

THENCE South 08 degrees 51 minutes 29 seconds East, along the westerly right-of-way line of said Railroad, a distance of 656.39 feet, to a three inch aluminum disk stamped 'BIG CITY CONCRETE ADDITION, RPLS 6715' set, being in the westerly right-of-way line of said Railroad, being the southeast corner of said Jackson tract, and being the northeast corner of a tract of land described in Special Warranty Deed with Vendor's Lien to ALMC Recycling Ventures, LLC, a Texas limited liability company, as shown to be recorded in Instrument No. 201800065010 of the O.P.R.D.C.T., from which a 1/2 inch iron rod found bears, North 81 degrees 44 minutes 03 seconds West, a distance of 1.05 feet;

THENCE North 89 degrees 39 minutes 31 seconds West, departing said right-of-way line and along the northerly line of said ALMC tract and the southerly line of said Jackson tract, a distance of 1,474.99 feet, to three inch aluminum disk stamped 'BIG CITY CONCRETE ADDITION, RPLS 6715' set, being in the easterly right-of-way line of said Luna Road, being the southwest corner of said Jackson tract, and being the northwest corner of said ALMC tract, also beginning of a tangent curve to the right, having a central angle of 02 degrees 37 minutes 58 seconds, a radius of 1,630.00 feet, and being subtended by a chord of North 22 degrees 12 minutes 28 seconds West, a chord distance of 74.89 feet;

THENCE departing said common line and along the easterly right-of-way of said Luna Road and the westerly line of said Jackson tract, the following three (3) calls and distances:

- 1) Continuing in a northeasterly direction, an arc distance of 74.90 feet to a three inch aluminum disk stamped 'BIG CITY CONCRETE ADDITION, RPLS 6715' set;
- 2) North 20 degrees 53 minutes 29 seconds East, a distance of 133.90 feet to a 5/8 inch iron rod (Controlling Monument (CM)) found, also beginning of a tangent curve to the left, having a central angle of 18 degrees 26 minutes 05 seconds, a radius of 1,352.00 feet, and being subtended by a chord of North 11 degrees 40 minutes 27 seconds East, a chord distance of 433.13 feet;
- 3) Continuing in a northeasterly direction, an arc distance of 435.00 feet to the POINT OF BEGINNING and containing 20.686 acres of land (901,097 square feet) more or less.

SURVEYORS CERTIFICATION:

I, LOUIS M. SALCEDO, 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.

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL M. SALCEDO, 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 AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

**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. 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

**BIG CITY CRUSHED CONCRETE ADDITION
LOT 1 BLOCK A
901,097 S.F. or 20.686 Ac.**

BEING IN CITY BLOCK 6510

AND BEING ALL OF

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06-10-2025
SHEET 3 OF 3