

CRP/AI LEDBETTER OWNER, L.P.
A DELAWARE LIMITED PARTNERSHIP
INST. NO. 202200118371
O.P.R.D.C.T.

BLOCK 8032

TRACT 1
CCH REALTY, LLC
INST. NO. 202100322089
O.P.R.D.C.T.

BLOCK 8032

FND. 1/2" C.I.R.(C.M.)
"CROMLEY SURVEYING"
N:6,938,772.24
E:2,457,646.62

BLOCK 8032

TRACT 2
CCH REALTY, LLC
INST. NO. 202100322089
O.P.R.D.C.T.

FND. 1/2" I.R.(C.M.)
N:6,938,512.16
E:2,457,651.44

N89°01'37"E 340.01'

REI LEDBETTER ADDITION
LOT 2, BLOCK A/8032
GROSS AREA
352,898 sq.ft.
8.10 ACRES
ROW DEDICATION
1,605 SQ.FT.
NET AREA
351,293 SQ.FT.
8.096 ACRES

CRP/AI LEDBETTER OWNER, L.P.
A DELAWARE LIMITED PARTNERSHIP
INST. NO. 202200118345
O.P.R.D.C.T.

LOT 1, BLOCK A/8032
QUESTAR FUELING ADDITION
INST. NO. 201700221357
O.P.R.D.C.T.

LEDBETTER DRIVE
(VARIABLE WIDTH R.O.W.)
(COUNTY ROAD NO. 180)
(FORMERLY KESSLER OUTER BOULEVARD)

P.O.B.
FND. 1/2" I.R.
N:6,938,132.26
E:2,457,119.91

JOSE R. RUBIO AND
BLANCA D. RUBIO
INST. NO. 201300176083
O.P.R.D.C.T.
MOUNTAIN LAKE ACRES
(PART OF LOT 1)
VOL. 4, PG. 331
BLOCK 8033

RICE TUNNELING AND
BORING, INC.
INST. NO. 20070327296
O.P.R.D.C.T.
LOT 64

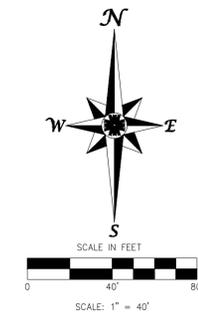
OAK CLIFF FOREST
ADDITION
(UNRECORDED)

TRANSPORT EQUIPMENT
LEASING, LLC,
A COMPANY CORPORATION
INST. NO. 20080317621
O.P.R.D.C.T.
LOT 65

TRANSPORT EQUIPMENT LEASING, LLC,
A TEXAS LIMITED LIABILITY COMPANY
VOL. 2002229, PG. 02808
D.R.D.C.T.
OAK CLIFF FOREST ADDITION
LOT 2
LOT 66A
INST. NO. 200900298058
O.P.R.D.C.T.
BLOCK 8035

LOT 68

TRANSPORT EQUIPMENT
LEASING, LLC,
A TEXAS LIMITED
LIABILITY COMPANY
INST. NO. 201500152298
O.P.R.D.C.T.



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Basis of bearings being the Texas State Plane coordinate system (North Central Zone No. 4202).
 - The purpose of this plat is to create 1 lot.
 - Lot to lot drainage will not be allowed without engineering section approval.
 - Any structure new or existing may not extend across new property lines.
 - Property subject to wastewater backflow release dated 08/29/2017, recorded in instrument no. 201700244646, Official Public Records, Dallas County, Texas.
 - Property is subject to paving and/or storm drainage covenant agreement as recorded under instrument number _____ Official Public Records, Dallas County, Texas.

- LEGEND
- A.C.S. - 3 1/4" ALUMINUM DISK STAMPED "REI & RPLS 4410" SET
 - C.M. - CONTROLLING MONUMENT
 - INST. NO. - INSTRUMENT NUMBER
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - VOL. - VOLUME
 - PG. - PAGE
 - D.R.D.C.T. - DEED RECORD, DALLAS COUNTY, TEXAS
 - ESMT. - EASEMENT
 - R.O.W. - RIGHT-OF-WAY
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 - C.I.R. - CAPPED IRON ROD
 - I.R. - IRON ROD
 - S. - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP
 - STAMPED "WEISSER ENG. HOUSTON, TX"
 - ALUM. - ALUMINUM

LINE	BEARING	DISTANCE
L1	S 89°01'37" W	37.53'
L2	S 89°01'37" W	34.98'
L3	S 00°58'24" E	83.50'
L4	N 89°01'41" E	23.30'
L5	S 22°18'01" W	33.74'
L6	S 00°58'19" E	393.59'
L7	N 00°58'52" W	106.41'
L8	S 89°01'19" W	45.28'
L9	S 01°00'56" E	36.50'
L10	S 89°01'37" W	19.50'
L11	N 00°58'23" W	468.86'
L12	N 22°18'01" E	69.86'
L13	S 00°55'04" E	44.96'
L14	S 01°00'56" E	128.63'
L15	N 89°25'21" E	65.89'
L16	S 00°34'39" E	174.10'
L17	S 88°47'34" W	67.22'
L18	S 01°00'56" E	8.24'
L19	N 01°00'56" W	18.99'
L20	S 68°13'02" E	24.80'
L21	N 89°01'37" E	446.96'
L22	N 01°09'03" W	10.00'
L23	N 01°09'03" W	10.95'
L24	N 89°01'37" E	449.01'
L25	S 68°13'02" E	22.61'
L26	S 01°00'56" E	10.85'
L27	S 01°00'56" E	6.66'

PRELIMINARY PLAT REI LEDBETTER ADDITION

LOT 2, BLOCK A/8032
8.10 ACRES (352,898 SQ. FT.),
J.J. METCALF SURVEY, ABSTRACT NO. 885,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-126
ENGINEERING PLAN NO. _____

OWNER:
CRP/AI LEDBETTER OWNER, L.P.,
a Delaware limited partnership
820 Gessner Rd, Suite 1000,
Houston, TX 77024



WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E. Reg. No. F-68 | T.B.P.L.S. Reg. No. 10194324
www.weissereng.com | 281.579.7300

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CRP/AI LEDBETTER OWNER, L.P., a Delaware limited partnership, is the sole owner of that certain tract of land situated in the J.J. METCALF SURVEY, ABSTRACT NO. 885, in City Block 8032, City of Dallas, Dallas County, Texas according to the Special Warranty Deed recorded in Instrument No. 202200118345 of the Official Public Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the north right-of-way line of Ledbetter Drive (Variable Width Right-Of-Way), for the southeast corner of a called 25.54-acre tract of land conveyed to CRP/AI Ledbetter Owner, L.P., by deed recorded under Instrument No. 202200118371 of the Official Public Records of Dallas County, Texas, and for the southwest corner of said tract herein described;

THENCE North 01 deg. 09 min. 03 sec. West, with the east line of said second CRP/AI tract, and with the west line of said tract herein described, a distance of 631.03 feet to a 1/2-inch iron rod found for the southwest corner of Tract 1, conveyed to CCH Realty, LLC, by deed recorded under Instrument No. 202100322089 of the Official Records of Dallas County, Texas, and for the northwest corner of said tract herein described;

THENCE North 89 deg. 01 min. 37 sec. East, with the south line of said Tract 1, and with a north line of said tract herein described, a distance of 539.53 feet to a 1/2-inch iron rod with cap stamped "CROMLEY SURVEYING" found for the northwest corner of Tract 2, conveyed to CCH Realty, LLC, by deed recorded under Instrument No. 202100322089 of the Official Records of Dallas County, Texas, and for the most northerly northeast corner of said tract herein described;

THENCE South 01 deg. 03 min. 43 sec. East, with the west line of said Tract 2, and with an east line of said tract herein described, a distance of 260.16 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 2, and for an interior corner of said tract herein described;

THENCE North 89 deg. 01 min. 37 sec. East, with the south line of said Tract 2, and with a north line of said tract herein described, a distance of 340.01 feet to a 1/2-inch iron rod found in the west right-of-way line of Duncanville Road (100-Foot Wide Right-Of-Way), for the southeast corner of said Tract 2, and for the most easterly northeast corner of said tract herein described;

THENCE South 01 deg. 03 min. 42 sec. East, with the west right-of-way line of said Duncanville Road, and with an east line of said tract herein described, a distance of 100.96 feet to a 3-inch aluminum disk stamped "QUESTAR FUELING ADDITION CITY BLOCK A/8032 RPLS 5294" found for the northeast corner of Lot 1, Block A/8032 of Questar Fueling Addition, by plot recorded under Instrument No. 201700221357 of the Official Public Records of Dallas County, Texas, and for the most easterly southeast corner of said tract herein described;

THENCE South 89 deg. 01 min. 37 sec. West, with the north line of said Lot 1, BLOCK A/8032, and with a south line of said tract herein described, a distance of 419.96 feet to a 3-inch aluminum disk stamped "QUESTAR FUELING ADDITION CITY BLOCK A/8032 RPLS 5294" found for the northwest corner of said Lot 1, and for an interior corner of said tract herein described;

THENCE South 01 deg. 03 min. 43 sec. East, with the west line of said Lot 1, BLOCK A/8032, and with an east line of said tract herein described, a distance of 269.91 feet to a 1/2-inch iron rod with cap stamped "W. COOMBS RPLS 5294" found in the north right-of-way line of said Ledbetter Drive, for the southwest corner of said Lot 1, and for the most southerly southeast corner of said tract herein described;

THENCE South 89 deg. 01 min. 37 sec. West, with the north right-of-way line of said Ledbetter Drive, and with a south line of said tract herein described, a distance of 458.60 feet to the POINT OF BEGINNING and containing 8.101 acres (352,898 Square Feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CRP/AI LEDBETTER OWNER, L.P., a Delaware limited partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the herein described property as REI LEDBETTER ADDITION and 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 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 buildings, 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 was approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Houston, Texas, this the ____ day of _____, 2024.

CRP/AI LEDBETTER OWNER, L.P., a Delaware limited partnership

Chad Parrish, Managing Director

Cyrus Bahrami, President

SURVEYOR'S STATEMENT

I, WALTER P. SASS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot 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 Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with 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.

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared WALTER P. SASS 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the State of Texas
County of Harris

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Chad Parrish, Managing Director, 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

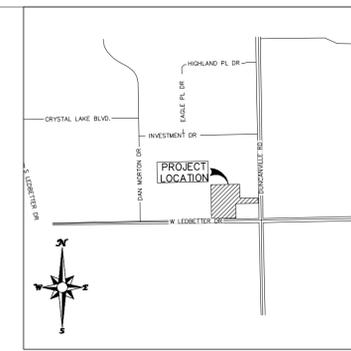
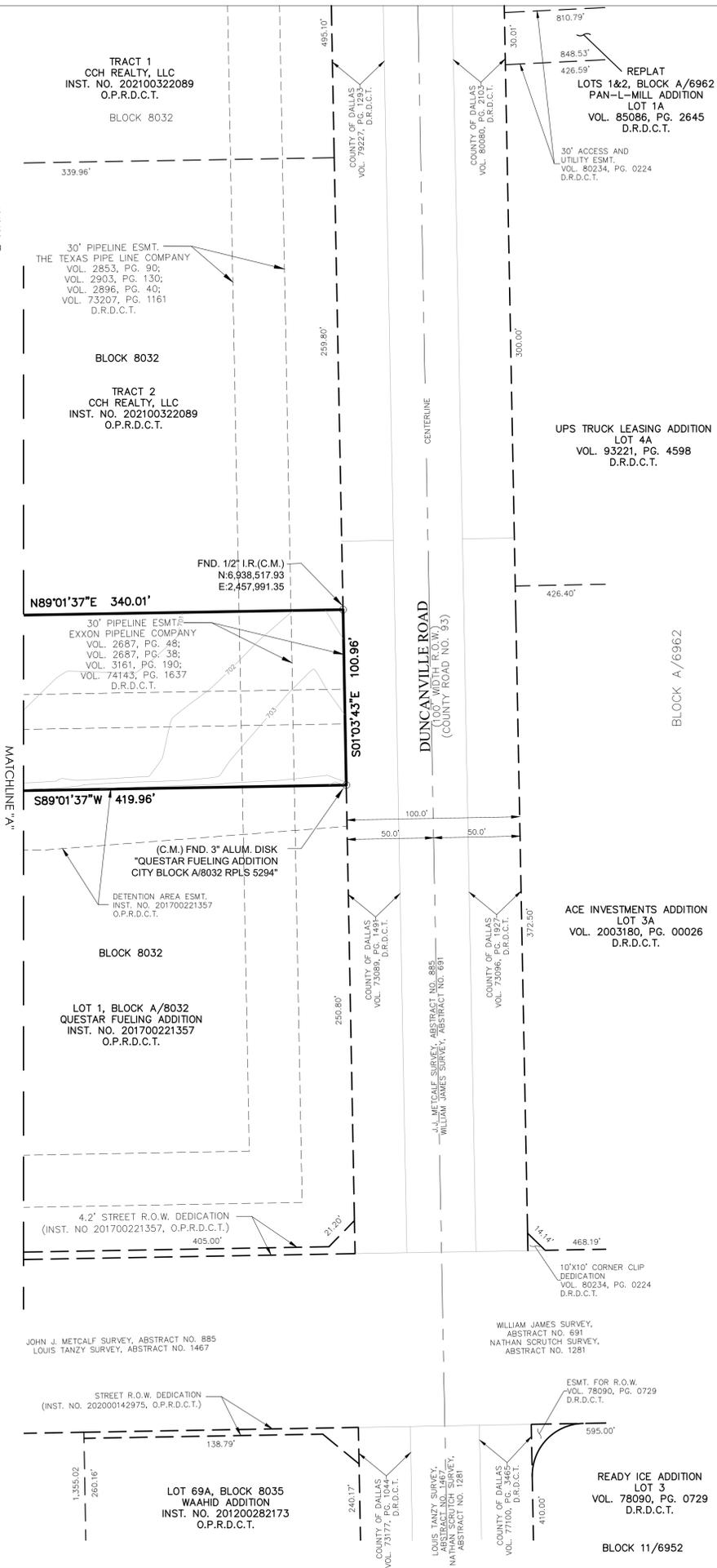
Notary Public in and for the State of Texas
County of Harris

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Cyrus Bahrami, President, 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the State of Texas
County of Harris



CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plan 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
REI LEDBETTER ADDITION
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820 Gessner Rd. Suite 1000,
Houston, TX 77024

SURVEYOR:
WEISSER
Engineering & Surveying
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www.weissereing.com | 281.579.7300