

**GENERAL NOTES:**

- The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
- The purpose of this plat is to move the original dividing Lot Line between Lots 2 and 3, Block A/6461 to the deed line of each owner.
- The maximum number of lots permitted by this plat is one.
- Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
- \*The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.
- There are no existing offsite buildings within five (5) feet of the proposed platted property lines.
- All Floodway/Dention Area Easement Corners are monumented according to the City of Dallas Monument Ordinance No. 23384, Sec. 51A-8.617, unless otherwise noted.

**LEGEND**

- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- EASEMENT CORNER
- PROPERTY CORNER
- FBMS = STANDARD CITY OF DALLAS FLOODWAY MONUMENT SET

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**BOUNDARY LINE**

**ADJOINER BOUNDARY LINE**

**EASEMENT LINE**

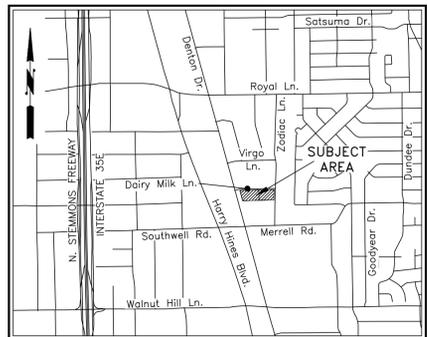
**FLOODWAY EASEMENT LINE**

**WATER LINE**

**SANITARY SEWER LINE**

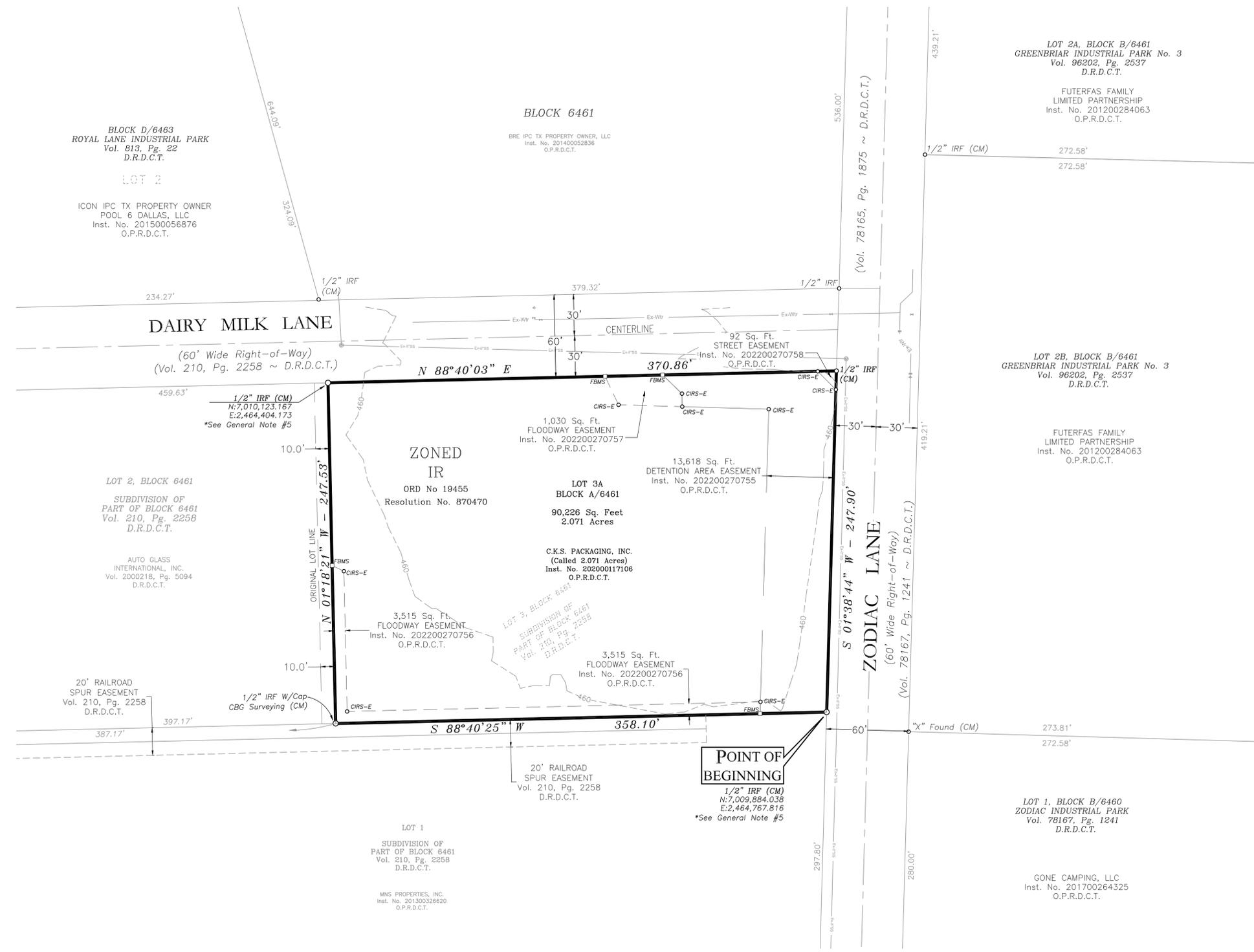
**5 FOOT CONTOUR INTERVAL LINE**

**VICINITY MAP**  
Not To Scale



**ABBREVIATIONS:**

Vol. = Volume  
Pg. = Page  
Inst. No. = Instrument Number  
D.R.D.C.T. = Deed Records, Dallas County, Texas  
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas  
CIRS-E = 1/2" Iron Rod Set, topped with a yellow plastic cap, stamped "EASEMENT CORNER".  
CM = Controlling Monument  
IRF = 1/2" Iron Rod Found



**POINT OF BEGINNING**  
1/2" IRF (CM)  
N:7,009,884.038  
E:2,464,767.816  
\*See General Note #5

**OWNER:**  
C.K.S. PACKAGING, INC.  
Contact: John R. Sewell  
350 Great Southwest Parkway  
Atlanta, Georgia 30336  
404-691-8900

**SURVEYOR:**  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

PRELIMINARY: FOR REVIEW PURPOSES ONLY  
**PRELIMINARY PLAT**

**LOT 3A, BLOCK A/6461**  
**SUBDIVISION OF PART OF BLOCK 6461**  
**90,226 Sq. Ft./2.071 Ac.**  
A Replat of Lot 3, of Block A/6461  
Subdivision Of Part Of Block A/6461  
recorded in Volume 210, Page 2258,  
Deed Records, Dallas County Texas,  
situated in the  
William Mooneyham Survey, Abstract No. 946  
City of Dallas, Dallas County, Texas

City Plan File Number: PLAT-25-000124

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 0008100  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hawk	10/09/2025	1" = 40'	2020-039	2020-039-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS C.K.S. PACKAGING, INC. is the owner of that certain tract of land, situated in the William Mooneyham Survey, Abstract No. 946, City of Dallas, Dallas County, Texas and being part of Lot 3, Block A/6461 of Subdivision of Part of Block A/6461, an addition to the City of Dallas according to the plat thereof, recorded in Volume 210, Page 2258, Deed Records, Dallas County, Texas (D.R.D.C.T.) and as further described in a Special Warranty Deed to C.K.S. Packaging, Inc., recorded in Instrument No. 20200117106, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and the remainder of Lot 3 being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the west right-of-way line of Zodiac Lane (60' wide right-of-way ~ Volume 78167, Page 1241 ~ D.R.D.C.T.) for the southeast corner of the above described Lot 3, Block A/6461 and same being the northeast corner of Lot 1, Block A/6461 as recorded in the above described Volume 210, Page 2258, D.R.D.C.T.;

THENCE: South 88 deg. 40 min. 25 sec. West, departing from said Zodiac Lane, along the common line of said Lots 1 and 3, Block A/6461 and said C.K.S. Packaging tract, a distance of 358.10 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "CBG Surveying", found for the southwest corner of the above described C.K.S. Packaging tract and same being the southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Auto Glass International, Inc. (Lot 2, Block A/6461 plus 10' of Lot 3), recorded in Volume 2000218, Page 5094, D.R.D.C.T.

THENCE: North 01 deg. 18 min. 21 sec. West, along the common line of said C.K.S. Packaging tract and said Auto Glass International tract, a distance of 247.53 feet to a 1/2 inch iron rod found on the south right-of-way of Dairy Milk Lane (60' wide right-of-way ~ Volume 210, Page 2258 ~ D.R.D.C.T.) for the northwest corner of said C.K.S. Packaging tract and the northeast corner of said Auto Glass International tract;

THENCE: North 88 deg. 40 min. 03 sec. East, continuing along the common line of said Dairy Milk Lane, Lot 3, Block A/6461 and said C.K.S. Packaging tract for a distance of 370.86 feet to a 1/2 inch iron rod found at the intersection of the south right-of-way of Dairy Milk Lane and the west right-of-way of the above described Zodiac Lane for the northeast corner of said Lot 3, Block A/6461 and same being the northeast corner of a Street Easement recorded in Instrument No. 202200270758, O.P.R.D.C.T.

THENCE: South 01 deg. 38 min. 44 sec. West, along the common line of said Zodiac Lane and said Lot 3, Block A/6461, a distance of 247.90 feet to the POINT OF BEGINNING and containing 90,226 square feet or 2.071 acres of land.

Detention Area Easement Statement

The proposed detention area (s) along Block A/6461 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/6461. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/6461, unless approved by the Directors of Planning and Development Department and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block A/6461, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

Floodway Easement Statement

The existing water courses, creek or creeks described as Floodway Easement traversing along Block A/6461 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block A/6461. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block A/6461, unless approved by the Directors of Development Services and Dallas Water Utilities; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block A/6461, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C.K.S. PACKAGING, INC., acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as LOT 3A, BLOCK A/6461 OF SUBDIVISION OF PART OF BLOCK 6461, 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 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 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 \_\_\_\_\_, 2025.

By: C.K.S. PACKAGING, INC.

By: John R. Sewell
CEO

STATE OF GEORGIA §
COUNTY OF FULTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOHN R. SEWELL, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, 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 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 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 \_\_\_\_\_, 2025

PRELIMINARY

RELEASED 10/21/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Lawrence H. Ringley
Texas Registered Professional
Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
I, \_\_\_\_\_, Chairperson or
I, \_\_\_\_\_, 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: FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT

LOT 3A, BLOCK A/6461
SUBDIVISION OF PART OF BLOCK 6461
90,226 Sq. Ft./2.071 Ac.

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Subdivision Of Part Of Block A/6461
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William Mooneyham Survey, Abstract No. 946
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City Plan File Number: PLAT-25-000124

OWNER:
C.K.S. PACKAGING, INC.
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350 Great Southwest Parkway
Atlanta, Georgia 30336
404-691-8900
SURVEYOR
RINGLEY & ASSOCIATES, INC.
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LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Row 1: Mark Shank, 10/09/2025, 1" = 40', 2020-039, 2020-039-RP.DWG, 2 of 2