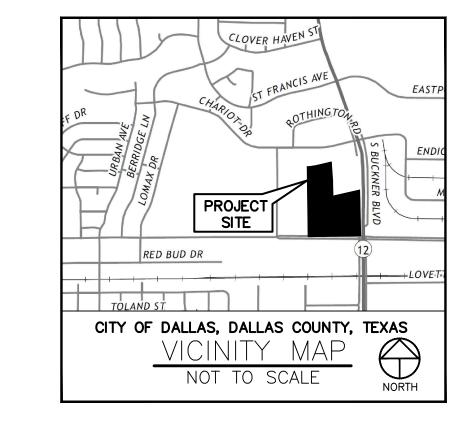
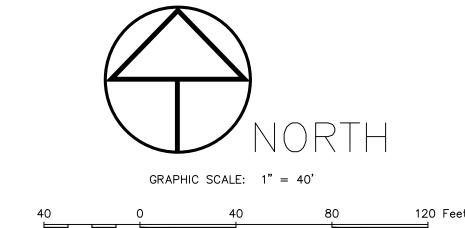
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	28.00'	90°00'00"	43.98'	S 46°16'39" E	39.60'
C2	50.00'	47°10'42"	41.17'	N 59*31'28" E	40.02'
С3	30.00'	39°33'31"	20.71'	N 21°03'24" W	20.30'
C4	28.00'	89 <b>°</b> 59'58"	43.98'	N 43°43'22" E	39.60'
C5	50.00'	47°47'43"	41.71	S 61°40'09" E	40.51

	LINE TABLE					
LINE	BEARING	DISTANCE				
L1	N 83°06'49" E	25.36'				
L2	N 01°16'39" W	27.99'				
L3	N 05°40'30" W	26.08'				
L4	S 85°34'01" E	25.08'				

	AC	CCESS EASEM	ENT CURVE	TABLE		ACC	ESS EASEMENT LI	NE TABLE
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	LINE	BEARING	DISTANC
AEC1	30.00'	40°00'21"	20.95	N 18°54'27" E	20.52	AE1	N 01°05'43" W	53.79
AEC2	28.00'	90°10'56"	44.07	N 43°48'49" E	39.66'	AE2	N 88°54'17" E	200.09
AEC3	28.00'	90°00'00"	43.98'	S 46°16'39" E	39.60'	AE3	N 01°16'39" W	334.38
AEC4	28.00'	90°00'05"	43.98'	N 43°43'18" E	39.60'	AE4	N 88°43'21" E	26.00'
AEC5	28.00'	90°00'05"	43.98'	S 46°16'47" E	39.60'	AE5	S 01°16'39" E	19.00'
AEC6	50.00'	47°10'42"	41.17'	N 59°31'28" E	40.02'	AE6	N 88°43'21" E	135.80
AEC7	50.00'	47°47'43"	41.71'	N 61°40'09" W	40.51'	AE7	N 01°16'44" W	134.00
AEC8	28.00'	89°59'55"	43.98'	S 43°43'13" W	39.60'	AE8	S 01°16'44" E	132.14
AEC9	54.00'	90°11'01"	85.00'	S 43°48'46" W	76.49'	AE9	N 83°06'49" E	6.29
AEC10	28.00'	89*59'21"	43.98'	S 43°54'37" W	39.59'	AE10	N 85°34'01" W	6.02
AEC11	30.00'	39 <b>°</b> 33'31"	20.71	S 21°03'24" E	20.30'	AE11	S 01°17'00" E	232.17
AEC12	28.00'	89°59'55"	43.98'	N 46°16'42" W	39.60'	AE12	S 88°54'17" W	133.55
AEC13	28.00'	90°00'00"	43.98'	S 43°43'21" W	39.60'	AE13	N 01°16'44" W	234.07
AEC14	28.00'	89°49'04"	43.89'	S 46°11'11" E	39.53'	AE14	S 88°43'21" W	135.81
AEC15	28.00'	90°11'01"	44.07'	N 43°48'46" E	39.66'	AE15	S 01°16'39" E	233.64
AEC16	30.00'	39°43'47"	20.80'	N 21°06'51" W	20.39'	AE16	N 88°54'17" E	135.81
AEC17	28.00'	89°50'26"	43.90'	N 43°59'04" E	39.54'	AE17	N 88°54'17" E	140.35
AEC18	28.00'	90°00'20"	43.99'	S 46°05'33" E	39.60'	<del></del>		
AEC19	30.00'	39 <b>°</b> 29'01"	20.67	S 18*38'48" W	20.27			
		1						

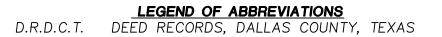
STO	DRM EASEMENT LIN	E TABLE	UTIL	LITY EASEMENT LIN	IE TABLE
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
SE1	N 06°23'16" E	62.14'	UE1	S 01°16'39" E	510.99
SE2	N 03°43'21" E	124.56	UE2	S 03°43'21" W	125.57
SE3	N 01°16'39" W	183.15'	UE3	S 88°54'15" W	798.77
SE4	S 88°43'21" W	8.15'			
SE5	S 01°16'39" E	2.50'			
SE6	S 86°36'33" W	2.08'			
SE7	S 00°41'35" E	7.00'			
SE8	S 8918'25" W	15.00'			
SE9	N 00°41'35" W	7.00'			
SE10	S 88°42'08" W	217.40'			
SE11	S 01°16'39" E	274.28'			
SE12	S 88°47'40" W	2.50'			
SE13	S 01"18'05" E	24.62'			
SE14	S 89°09'31" W	197.71'			
SE15	N 00°50'29" W	15.00'			
SE16	N 89°09'31" E	182.59'			
SE17	N 01°18'05" W	9.50'			
SE18	S 88°47'40" W	2.50'			
SE19	N 01°16'39" W	5.65'			
SE20	S 88°43'21" W	7.00'			
SE21	N 01°16'39" W	15.00'			
SE22	N 88°43'21" E	7.00'			
SE23	N 01°16'39" W	273.63'			
SE24	N 88°43'21" E	254.47'			
SE25	S 01°16'39" E	2.50'			
SE26	N 88°43'21" E	23.15'			
SE27	N 06°23'16" E	60.52'			
SE28	S 01°16'39" E	186.39'			
SE29	N 88°43'21" E	15.00'			



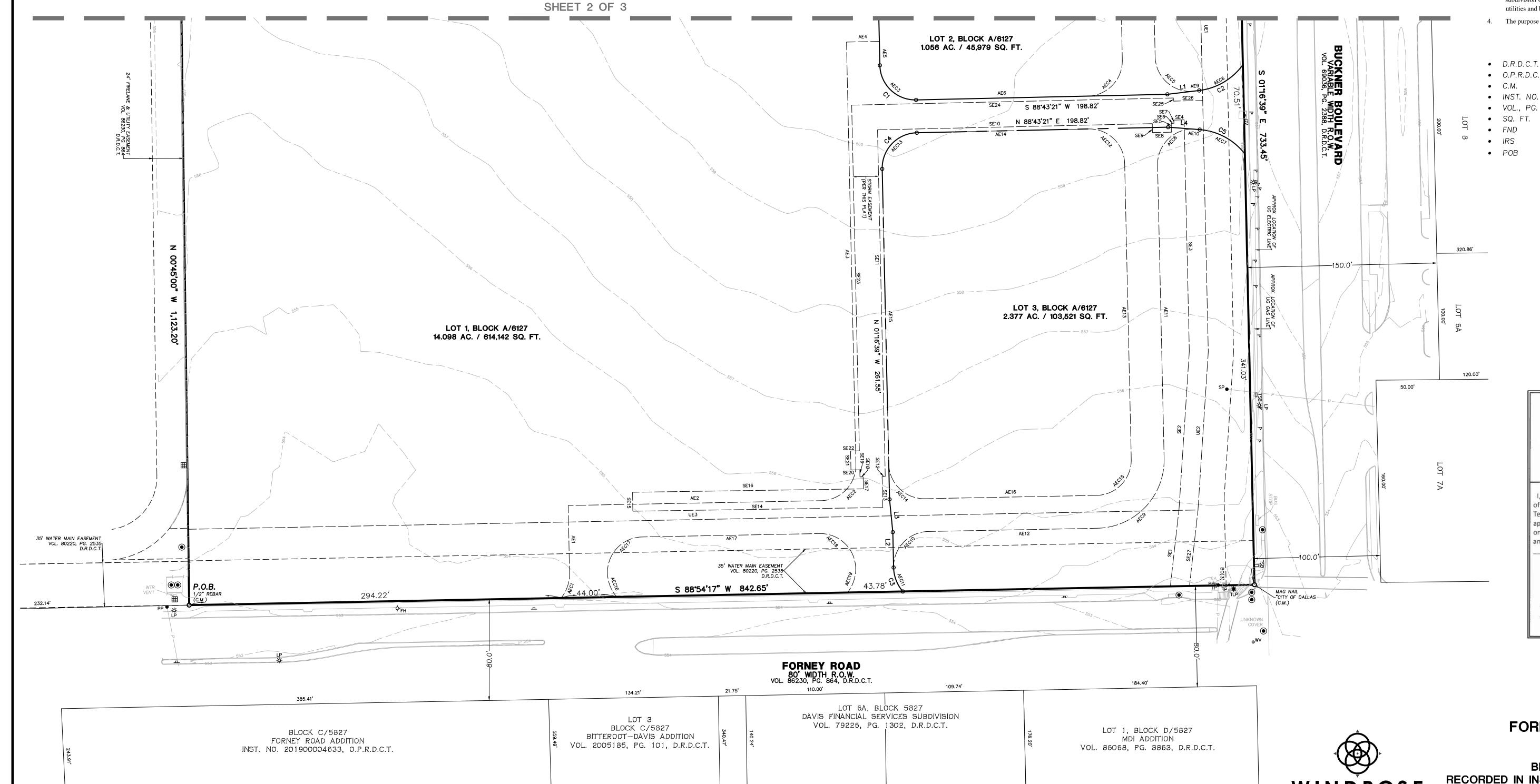


### SURVEYOR'S NOTES:

- 1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- 2. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- 4. The purpose of this plat is to subdivide a parcel into 3 lots and add easements.



- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- CONTROLLING MONUMENT INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQUARE FEET
- FOUND
- 1/2 INCH REBAR CAPPED WINDROSE" SET
- POINT OF BEGINNING



# PLACE COUNTY RECORDING LABEL HERE

### 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 plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_day of \_\_\_\_\_ 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:

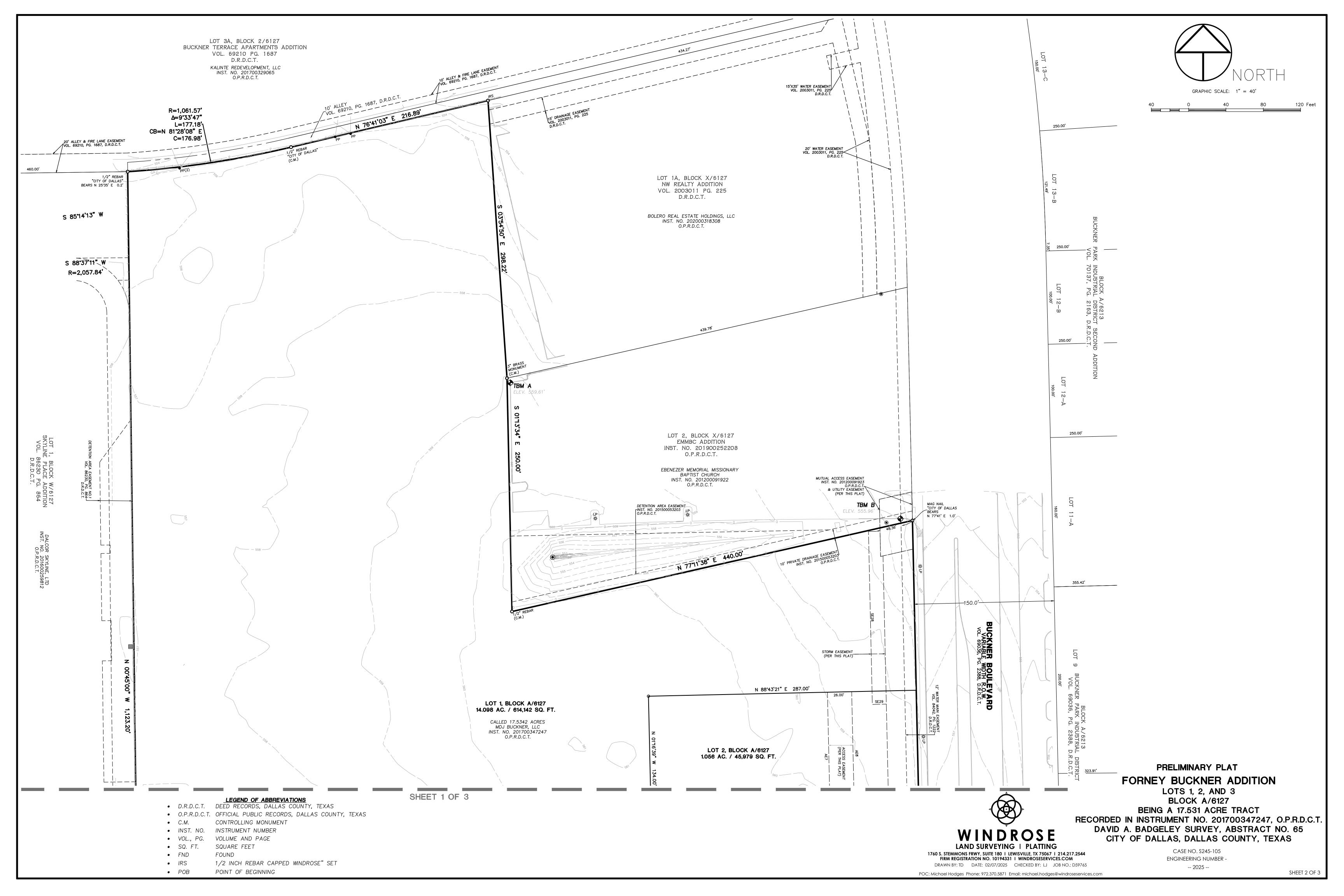
Secretary

## PRELIMINARY PLAT FORNEY BUCKNER ADDITION LOTS 1, 2, AND 3

**BLOCK A/6127** BEING A 17.531 ACRE TRACT RECORDED IN INSTRUMENT NO. 201700347247, O.P.R.D.C.T. DAVID A. BADGELEY SURVEY, ABSTRACT NO. 65 CITY OF DALLAS, DALLAS COUNTY, TEXAS 1760 S. STEMMONS FRWY, SUITE 180 I LEWISVILLE, TX 75067 I 214.217.2544

CASE NO. S245-105 ENGINEERING NUMBER --- 2025 --

FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM DRAWN BY: TD DATE: 02/07/2025 CHECKED BY: LJ JOB NO.: D59765 POC: Michael Hodges Phone: 972.370.5871 Email: michael.hodges@windroseservices.com



### SURVEYOR'S STATEMENT

I, DANIEL L. JACKSON, 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.

(2), 1115 11111 1112 51011112 5111111110 1122 110001111 1111110	
DATED THIS THE DAY OF	, 2025.
PRELIMINARY	
THIS DOCUMENT SHALL NOT BE RECORDED FOR	

DANIEL L. JACKSON TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF DENTON BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF \_\_\_ BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF 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 PURPOSES

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_DAY OF \_\_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AND CONSIDERATION THEREIN EXPRESSED.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	
C1	28.00'	90'00'00"	43.98'	S 46°16'39" E	39.60'	
C2	50.00'	47°10'42"	41.17'	N 59 <b>°</b> 31'28" E	40.02'	
C3	30.00'	39°33'31"	20.71	N 21°03'24" W	20.30'	
C4	28.00'	89 <b>°</b> 59'58"	43.98'	N 43°43'22" E	39.60'	
C5	50.00'	47°47'43"	41.71'	S 61°40'09" E	40.51	

	LINE TABLE	
LINE	BEARING	DISTANCE
L1	N 83°06'49" E	25.36'
L2	N 01°16'39" W	27.99'
L3	N 05°40'30" W	26.08'
L4	S 85°34'01" E	25.08'

′	N 59'31'28	ᆫ	40.02	AEC2	28.00	9010 56	44.07	N 434849 E	39.
1'	N 21°03'24"	' W	20.30'	AEC3	28.00'	90°00'00"	43.98'	S 46°16'39" E	39.
3'	N 43°43'22'	" E	39.60'	AEC4	28.00'	90°00'05"	43.98'	N 43°43'18" E	39.
l <b>'</b>	S 61°40'09"	' E	40.51'	AEC5	28.00'	90°00'05"	43.98'	S 46°16'47" E	39.
				AEC6	50.00'	47 <b>°</b> 10'42"	41.17	N 59°31'28" E	40.
E				AEC7	50.00'	47°47'43"	41.71	N 61°40'09" W	40.
	DISTANCE			AEC8	28.00'	89 <b>°</b> 59'55"	43.98'	S 43°43'13" W	39.
	25.36'			AEC9	54.00'	90°11'01"	85.00'	S 43°48'46" W	76.
	27.99'			AEC10	28.00'	89 <b>°</b> 59'21"	43.98'	S 43°54'37" W	39.
	26.08'			AEC11	30.00'	39°33'31"	20.71	S 21°03'24" E	20.
	25.08'			AEC12	28.00'	89 <b>°</b> 59'55"	43.98'	N 46°16'42" W	39.
•	,			AEC13	28.00'	90°00'00"	43.98'	S 43°43'21" W	39.
				AEC14	28.00'	89°49'04"	43.89'	S 46°11'11" E	39.
				AEC15	28.00'	90 <b>°</b> 11'01"	44.07'	N 43°48'46" E	39.
				AEC16	30.00'	39°43'47"	20.80'	N 21°06'51" W	20.
				AEC17	28.00'	89°50'26"	43.90'	N 43°59'04" E	39.
				AEC18	28.00'	90°00'20"	43.99'	S 46°05'33" E	39.
				AEC19	30.00'	39°29'01"	20.67	S 18°38'48" W	20.

ACC	<u>ESS EASEMENT LIN</u>	NE TABLE
LINE	BEARING	DISTANC
AE1	N 01°05'43" W	53.79'
AE2	N 88°54'17" E	200.09
AE3	N 01°16'39" W	334.38
AE4	N 88°43'21" E	26.00'
AE5	S 01°16'39" E	19.00'
AE6	N 88°43'21" E	135.80'
AE7	N 01°16'44" W	134.00'
AE8	S 01°16'44" E	132.14
AE9	N 83°06'49" E	6.29'
AE10	N 85°34'01" W	6.02
AE11	S 01°17'00" E	232.17
AE12	S 88°54'17" W	133.55
AE13	N 01°16'44" W	234.07
AE14	S 88°43'21" W	135.81
AE15	S 01°16'39" E	233.64
AE16	N 88°54'17" E	135.81
AE17	N 88°54'17" E	140.35

	STC	RM EASEMENT LIN	IE TABLE
	LINE	BEARING	DISTANC
	SE1	N 06°23'16" E	62.14
	SE2	N 03°43'21" E	124.56
	SE3	N 01°16'39" W	183.15
	SE4	S 88°43'21" W	8.15
	SE5	S 01°16'39" E	2.50'
	SE6	S 86°36'33" W	2.08'
	SE7	S 00°41'35" E	7.00
	SE8	S 89°18'25" W	15.00
	SE9	N 00°41'35" W	7.00'
	SE10	S 88°42'08" W	217.40
	SE11	S 01°16'39" E	274.28
	SE12	S 88°47'40" W	2.50'
	SE13	S 01"18'05" E	24.62
	SE14	S 89°09'31" W	197.71
	SE15	N 00°50'29" W	15.00
	SE16	N 89°09'31" E	182.59
	SE17	N 01°18'05" W	9.50'
<del></del>	SE18	S 88°47'40" W	2.50'
	SE19	N 01°16'39" W	5.65
	SE20	S 88°43'21" W	7.00'
	SE21	N 01°16'39" W	15.00
	SE22	N 88°43'21" E	7.00'
	SE23	N 01°16'39" W	273.63
	SE24	N 88°43'21" E	254.47
	SE25	S 01°16'39" E	2.50'
	SE26	N 88°43'21" E	23.15
	SE27	N 06°23'16" E	60.52
	SE28	S 01°16'39" E	186.39
	SE29	N 88°43'21" E	15.00

UTIL	LITY EASEMENT LIN	IE TABLE
LINE	BEARING	DISTANCE
UE1	S 01°16'39" E	510.99
UE2	S 03°43'21" W	125.57
UE3	S 88°54'15" W	798.77

**ENGINEER** FORESITE GROUP, LLC 4925 GREENVILLE AVENUE, SUITE 480, DALLAS, TEXAS 75206

OWNER/DEVELOPER MDJ BUCKNER, LLC 1303 CAMPBELL ROAD HOUSTON, Texas 77055

PLACE COUNTY RECORDING LABEL HERE 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 plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_day of \_\_\_\_\_ 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

> LOTS 1, 2, AND 3 **BLOCK A/6127**

BEING A 17.531 ACRE TRACT RECORDED IN INSTRUMENT NO. 201700347247, O.P.R.D.C.T. DAVID A. BADGELEY SURVEY, ABSTRACT NO. 65 1760 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544 CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM DRAWN BY: TD DATE: 02/07/2025 CHECKED BY: LJ JOB NO.: D59765

POC: Michael Hodges Phone: 972.370.5871 Email: michael.hodges@windroseservices.com

WINDROSE

LAND SURVEYING | PLATTING

CASE NO. S245-105

ENGINEERING NUMBER -- 2025 --

POINT OF BEGINNING

C.M.

VOL., PG.

SQ. FT.

FND

IRS 1/2 INCH REBAR CAPPED WINDROSE" SET

• INST. NO. INSTRUMENT NUMBER

LEGEND OF ABBREVIATIONS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

• D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

CONTROLLING MONUMENT

VOLUME AND PAGE

SQUARE FEET

COUNTY OF DALLAS §

STATE OF TEXAS §

WHEREAS MDJ BUCKNER, LLC, ARE THE OWNERS OF A CALLED 17.5342 TRACT OF LAND SITUATED IN THE DAVID A. BADGELEY SURVEY, ABSTRACT NUMBER (NO.) 65, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND SITUATED AND DESCRIBED TO MDJ BUCKNER, LLC, IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT (INST.) NO. 201700347247, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999863513):

OWNER'S CERTIFICATE

BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK W/6127, SKYLINE PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86230, PAGE 864 OF THE DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.). AND THE SOUTHWEST CORNER OF SAID MDJ BUCKNER TRACT, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF FORNEY ROAD RECORDED IN VOLUME 86230, PAGE 864, DEED RECORDS, DALLAS COUNTY, TEXAS (CALLED 80' RIGHT-OF-WAY);

THENCE, NORTH OO DEGREES 45 MINUTES OO SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID FORNEY ROAD, WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 17.5342 ACRE TRACT, A DISTANCE OF 1,123.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND A SOUTH CORNER OF LOT 3A, BLOCK 2/6127, BUCKNER TERRACE APARTMENTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69210, PAGE 1687 (D.R.D.C.T.) SAME BEING THE COMMON NORTHWEST CORNER OF CALLED 17.5342 ACRE TRACT AND THE HEREIN DESCRIBED TRACT AND BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 1/2-INCH REBAR CAPPED "CITY OF DALLAS" FOUND FOR REFERENCE, BEARS NORTH 25 DEGREES 35 MINUTES EAST, 0.2 FEET;

THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 177.18 FEET, HAVING A RADIUS OF 1,061.57 FEET, SUBTENDING A CENTRAL ANGLE OF 09 DEGREES 33 MINUTES 47 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 28 MINUTES 08 SECONDS EAST, — 176.98 FEET, TO A 1/2—INCH REBAR CAPPED "CITY OF DALLAS" FOUND FOR FOR THE END OF SAID CURVE;

THENCE, NORTH 76 DEGREES 41 MINUTES 03 SECONDS EAST, WITH A SOUTHEAST LINE OF SAID LOT 3A, A DISTANCE OF 216.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF LOT 1A, BLOCK X/6127, NW REALTY ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003011, PAGE 225 (D.R.D.C.T.) FOR THE COMMON NORTHEAST CORNER OF SAID 17.5342 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEGREES 54 MINUTES 50 SECONDS EAST, ALONG AND WITH THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 298.22 FEET TO A 3-INCH BRASS MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1A, SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK X/6127, EMMBC ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201900252208 (O.P.R.D.C.T.);

THENCE, SOUTH 01 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 250.00 FEET TO A 1/2-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING A COMMON INTERIOR CORNER OF SAID 17.5342 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT,

THENCE, NORTH 77 DEGREES 11 MINUTES 38 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 2, A DISTANCE OF 440,00 FEET TO POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF BUCKNER BOULEVARD RECORDED IN VOLUME 69036, PAGE 2388, D.R.D.C.T. (CALLED 150' RIGHT-OF-WAY), MARKING THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE COMMON MOST EASTERLY NORTHEAST CORNER OF SAID 17.5342 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL CAPPED "CITY OF DALLAS" FOUND BEARS NORTH 77 DEG. 41 MIN. EAST, 1.0 FEET;

THENCE, SOUTH 01 DEGREES 16 MINUTES 39 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BUCKNER BOULEVARD, A DISTANCE OF 733.45 FEET TO A MAG NAIL CAPPED "CITY OF DALLAS" FOUND FOR THE SOUTHEAST CORNER OF SAID 17.5342 ACRE TRACT, AND LYING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BUCKNER BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF SAID FORNEY ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE. SOUTH 88 DEGREES 54 MINUTES 17 SECONDS WEST. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FORNEY ROAD, A DISTANCE OF 842.65 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 17.531 ACRES OR 763,643 SQUARE FEET OF LAND.

### OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT MDJ BUCKNER, LLC, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FORNEY BUCKNER ADDITION, LOTS 1, 2, AND 3, BLOCK A/6127 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 HEREON. 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 THE 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 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

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OR 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.

MDJ BUCKNER, LLC. AUTHORIZED SIGNATORY

NAME/TITLE

PRELIMINARY PLAT FORNEY BUCKNER ADDITION

SHEET 3 OF 3