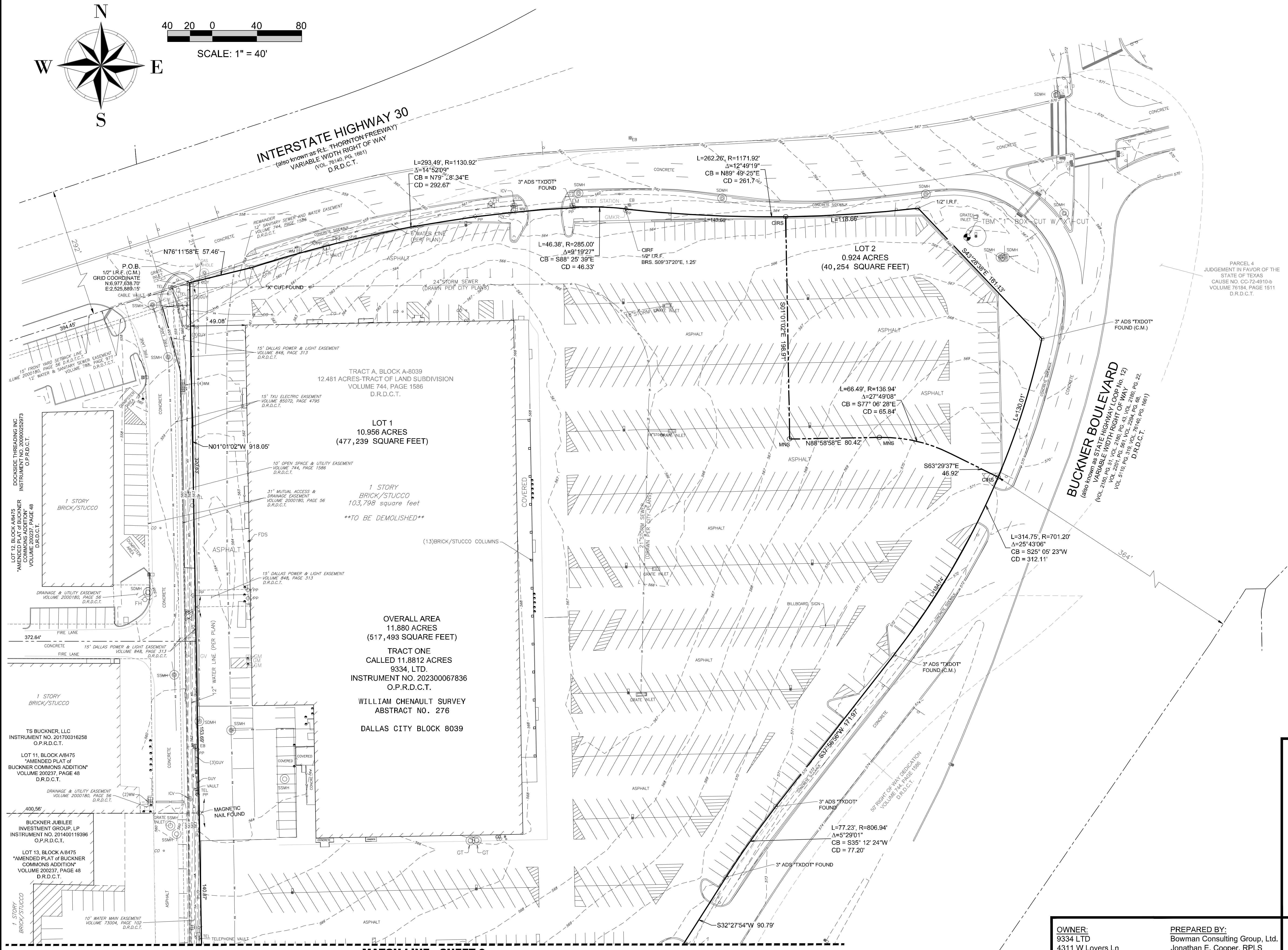


**LOCATION MAP  
NOT TO SCALE**



TRACT A, BLOCK A-8039  
12.481 ACRES-TRACT OF LAND SUBDIVISION  
VOLUME 744, PAGE 1586  
D.R.D.C.T.

LOT 1  
10,956 ACRES  
(477,239 SQUARE FEET)

1 STORY  
BRICK/STUCCO  
103,798 square feet  
\*\*TO BE DEMOLISHED\*\*

OVERALL AREA  
11.880 ACRES  
(517,493 SQUARE FEET)

TRACT ONE  
CALLED 11.8812 ACRES  
9334, LTD.  
INSTRUMENT NO. 202300067836  
O.P.R.D.C.T.

WILLIAM CHENAULT SURVEY  
ABSTRACT NO. 276  
DALLAS CITY BLOCK 8039

**MATCH LINE - SHEET 2**

ELEVATIONS ARE BASED ON THE NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD'88)

TBM "1" BOX-CUT WITH "X" CUT ON CONCRETE BASE  
OF LIGHT POLE NORTHEAST CORNER OF  
SITE, +/-573 FEET SOUTH FROM THE  
CENTERLINE OF E.R.L. THORNTON FREEWAY  
SERVICE ROAD, +/-577 FEET WEST FROM  
THE CENTERLINE OF BUCKNER BOULEVARD.  
Elevation=566.56'

TBM "2" BOX-CUT WITH "X" CUT AT BACK OF CURB  
AT THE POINT OF INTERSECTION OF THE  
SOUTHEAST CORNER OF PARKING LOT,  
DIRECTLY WEST OF THE SITE NEAREST TO  
THE SOUTHWEST CORNER OF THE SITE  
Elevation=562.05'

**PRELIMINARY PLAT  
HOME DEPOT BUCKNER ADDITION**

LOT 1 AND LOT 2, BLOCK A-8039  
BEING A 11.880 ACRE TRACT OF LAND  
WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-031

\*\* SEE LEGEND AND NOTES ON SHEET NO. 2 \*\*

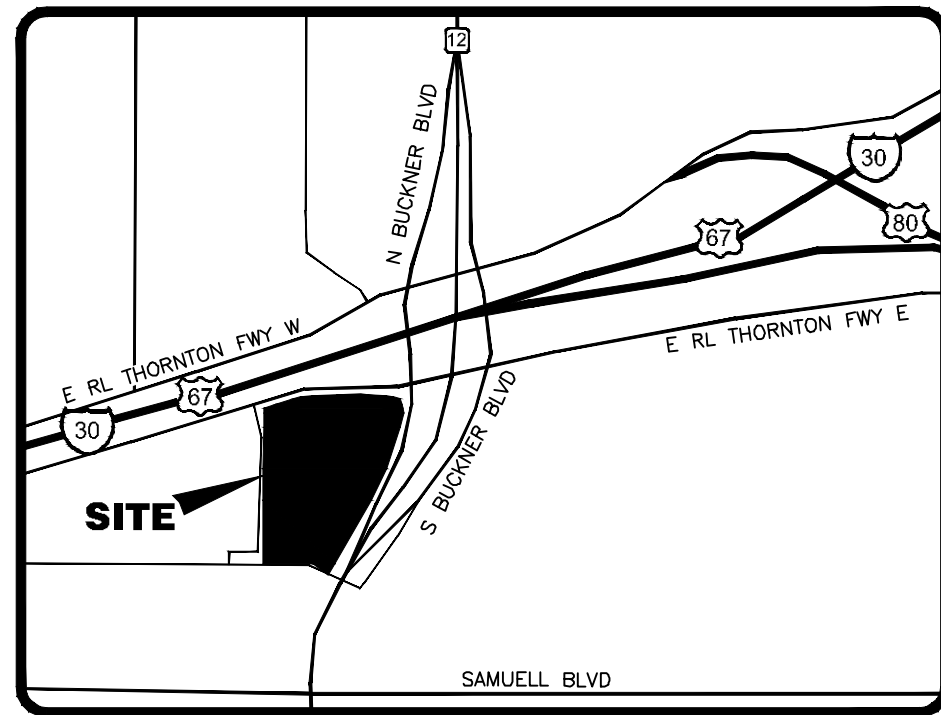
**OWNER:**  
9334 LTD  
4311 W Lovers Ln  
Suite 200  
Dallas, TX. 75209  
214-520-8818  
tyunderwood@sljcompany.com

**PREPARED BY:**  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper, RPLS  
jcooper@bowman.com  
2805 Dallas Parkway  
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**Bowman**

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TBPELS #10120600

Phone: (976) 497-2990  
www.Bowman.com



**LOCATION MAP  
NOT TO SCALE**

**Legal Description of Property**

Being an 11.880 acre tract of land situated in the William Chenaault Survey, Abstract No. 276, City of Dallas, Dallas County, Texas, same being a portion of a called 12.481 acre tract of land designated as a Tract A, Block A-8039 of an Addition to the City of Dallas according to the plat thereof recorded in Volume 744, Page 1596 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being all of a called 2.328 acre tract of land described as Block A/8475 of an Addition to the City of Dallas according to the plat thereof recorded in Volume 72241, Page 533 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of Tract One, called 11.8812 acre tract of land, described in a Special Warranty Deed to 9334 LTD., as recorded under Instrument Number 202300067836 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 11.880 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 11.8812 acre tract and the southeast right-of-way line of Interstate Highway 30 also known as R.L. Thornton Freeway (a variable width right-of-way), as dedicated in Volume 76140, Page 1661 of said D.R.D.C.T., said corner also being the northeast corner of Lot 12, Block A/8475 of Buckner Commons Addition, according to the Plat records in Volume 200237, Page 48 of said D.R.D.C.T., having a grid coordinate of N= 6,977,638.70 and E= 2,625,889.15;

THENCE, North 76°11'58" East, along the southeast right-of-way line of said Interstate Highway 30, a distance of 57.46 feet to a "X" cut found at the beginning of a non-tangent curve to the right;

THENCE, Northeasterly, along the southeast right-of-way line of said Interstate Highway 30 and along the arc of said curve to the right having a central angle of 14°52'09", a radius of 1,130.92 feet, a chord bearing and distance of North 79°28'34" East, 292.67 feet, and an arc length of 289.49 feet to a 3-inch aluminum disk stamped "TXDOT" found at the beginning of a compound curve to the right;

THENCE, Southeasterly, along the southeast right-of-way line of said Interstate Highway 30 (and along the arc of said compound curve to the right having a central angle of 09°19'27", a radius of 285.00 feet, a chord bearing and distance of South 88°25'39" East, 46.33 feet, and an arc length of 46.38 feet to a 1/2" iron rod with cap stamped "Bowman Prop Cor" found for corner and being the beginning of a reverse curve to the left, from which a 1/2-inch iron rod found bears South 09°37'20" East, 1.25;

THENCE, Northeasterly, along the southeast right-of-way line of said Interstate Highway 30 and along the arc of said reverse curve to the left having a central angle of 12°49'19", a radius of 1,171.92 feet, a chord bearing and distance of North 89°49'25" East, 261.71 feet, and an arc length of 262.26 feet to a 1/2-iron rod found for the end of said curve;

THENCE, South 43°28'38" East, a distance of 161.13 feet to a 3-inch aluminum disk stamped "TXDOT" found for corner in the northwest right-of-way line of Buckner Boulevard (a variable width right-of-way), as dedicated in (Volume 2190, Page 51, Volume 2190, Page 43, Volume 2190, Page 22, Volume 2201, Page 561, Volume 2294, Page 68, Volume 5110, Page 315, Volume 76140, Page 1661) of said D.R.D.C.T., said corner also being the beginning of a curve to the right;

THENCE, Southwesterly, along the northwest right-of-way line of said Buckner Boulevard and along the arc of said curve to the right having a central angle 25°43'06", a radius of 701.20 feet, a chord bearing and distance of South 25°05'23" West, 312.11 feet, and an arc length of 314.75 feet to a 3-inch aluminum disk stamped "TXDOT" found at the end of said curve;

THENCE, South 37°56'56" West, along the northwest right-of-way line of said Buckner Boulevard, a distance of 171.97 feet to a 3-inch aluminum disk stamped "TXDOT" found at the beginning of a to the left;

THENCE, Southwesterly, along the northeast right-of-way line of said Buckner Boulevard having a central angle of 05°29'01", a radius of 806.94 feet, a chord bearing and distance of South 35°12'24" West, 77.20 feet, and an arc length of 77.23 feet to a 3-inch aluminum disk stamped "TXDOT" found at the end of said curve;

THENCE, South 32°27'54" West, along the northwest right-of-way line of said Buckner Boulevard, a distance of 90.79 feet to a 1/2-iron rod with cap stamped "Bowman Prop Cor" found for corner;

THENCE, South 31°57'43" West, along the northwest right-of-way line of said Buckner Boulevard, a distance of 18.76 feet to a "X" cut found at beginning of a non-tangent curve to the left;

THENCE, Southwesterly, along the northeast right-of-way line of said Buckner Boulevard having a central angle of 09°36'44", a radius of 1,188.92 feet, a chord bearing and distance of South 27°40'14" West, a distance of 199.23 feet, and an arc length of 199.46 feet to a 3-inch aluminum disk stamped "TXDOT" found at the beginning of a curve to the left;

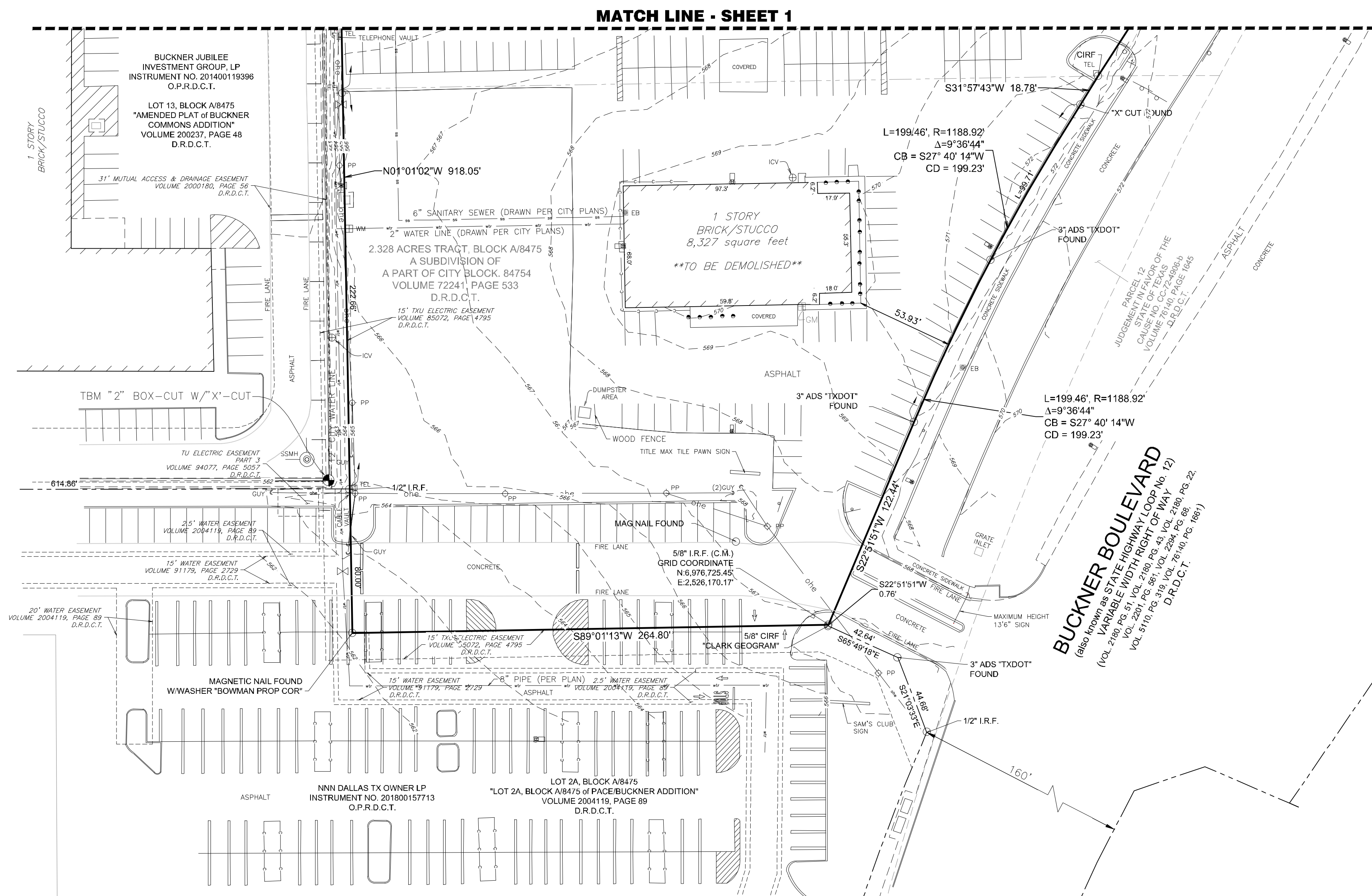
THENCE, South 22°51'51" West, along the northeast right of way line of said Buckner Boulevard, a distance of 122.44 feet to 5/8-inch iron found for corner, and being the southeast corner of said 2.328 acre tract, also being the southwest corner of said 11.8812 acre tract, and being an angle point in the north line of Lot 2A, Block A/8475 of PAGE/Buckner Addition, according to the plat thereof recorded in Volume 2004119, Page 89 of said D.R.D.C.T.;

THENCE, South 89°01'13" West, along the south line of 2.328 acre tract, and the north line of said Lot 2A, a distance of 264.80 feet to a magnetic nail with washer stamped "Bowman Prop Cor" set for corner, and being the southeast corner of said 2.328 acre tract, also being the southeast corner of said 11.8812 acre tract;

THENCE, North 01°01'02" West, along the west line of said 2.328 acre tract, at a distance of 202.66 passing the northwest corner of said 2.328 acre tract, same being the southwest corner of said 12.481 acre tract, and continuing along the west line of said 12.481 acre tract, a total distance of 918.05 feet to the POINT OF BEGINNING, containing an area of 11.880 acres of land.

**NOTES**

- BEARINGS SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING THE DALLAS COUNTY TXDOT SCALE FACTOR OF 1.000136506. COORDINATE SHOWN HEREON ARE GRID VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM TWO (2) PREVIOUSLY PLATTED LOTS.
- UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 451300370K DATED JULY 07, 2014 PANEL 370 OF 725, SUBJECT TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 9334, LTD., acting by and through the undersigned duly authorized agent, do hereby adopt this plat, designating the herein above described property as HOME DEPOT BUCKNER 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 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).

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.

**SURVEYOR'S STATEMENT**

I, Jonathan E. Cooper, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RELEASED FOR REVIEW PURPOSES ONLY. 2023-12  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jonathan E. Cooper Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

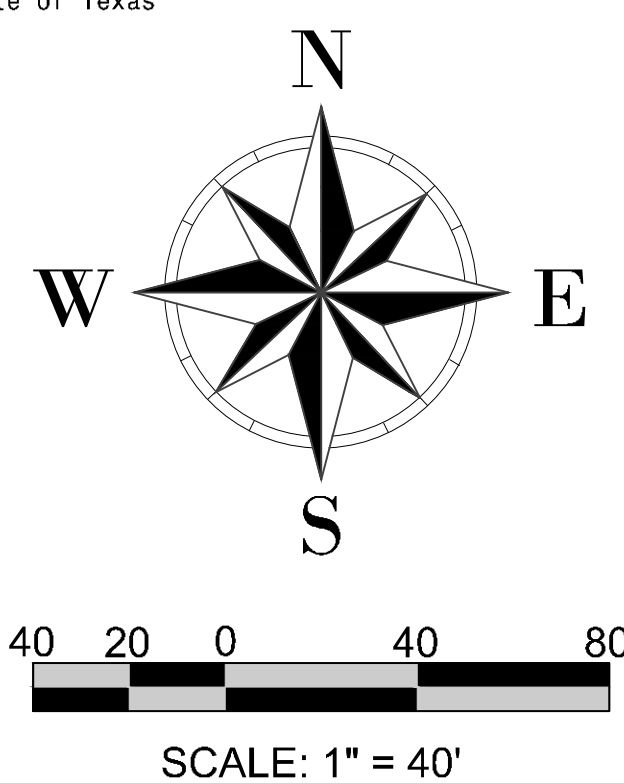
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

9334, LTD.

By: \_\_\_\_\_ Signature Name Title



**SURVEY LEGEND**

**CONTROL LEGEND**

- Property Corner (As Noted)
- Benchmark (BM)
- △ Control

**SYMBOL TABLE**

- ⊠ Electric Box
- ⊕ Utility Pole
- Guy Wire
- ⊠ Light Pole
- ⊠ Telephone Pedestal
- ⊕ Irrigation Control Valve
- Clean Out
- ⊕ Utility Manhole (As Noted)
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Fire Hydrant
- ⊕ Single Post Sign
- ⊕ Mailbox
- ⊕ Traffic Signal
- ⊕ Air Conditioner
- ⊕ Bollard (or as noted)
- ⊕ Monitoring Well
- ⊕ Tree

**LINE TABLE**

- Easement
- Property R/W Line
- - - Property RW Lot Line (Others)
- - - Proposed Easement
- Gas
- Overhead Electric
- Sanitary Sewer
- Storm Sewer
- Water
- Curb Line
- Edge of Asphalt
- Edge of Concrete
- Center Line
- Major Contour
- Minor Contour
- Fence

**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 \_\_\_\_\_ 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**

**HOME DEPOT BUCKNER ADDITION**

LOT 1 AND LOT 2, BLOCK A-8039

BEING A 11.880 ACRE TRACT OF LAND  
WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-031

**Bowman**

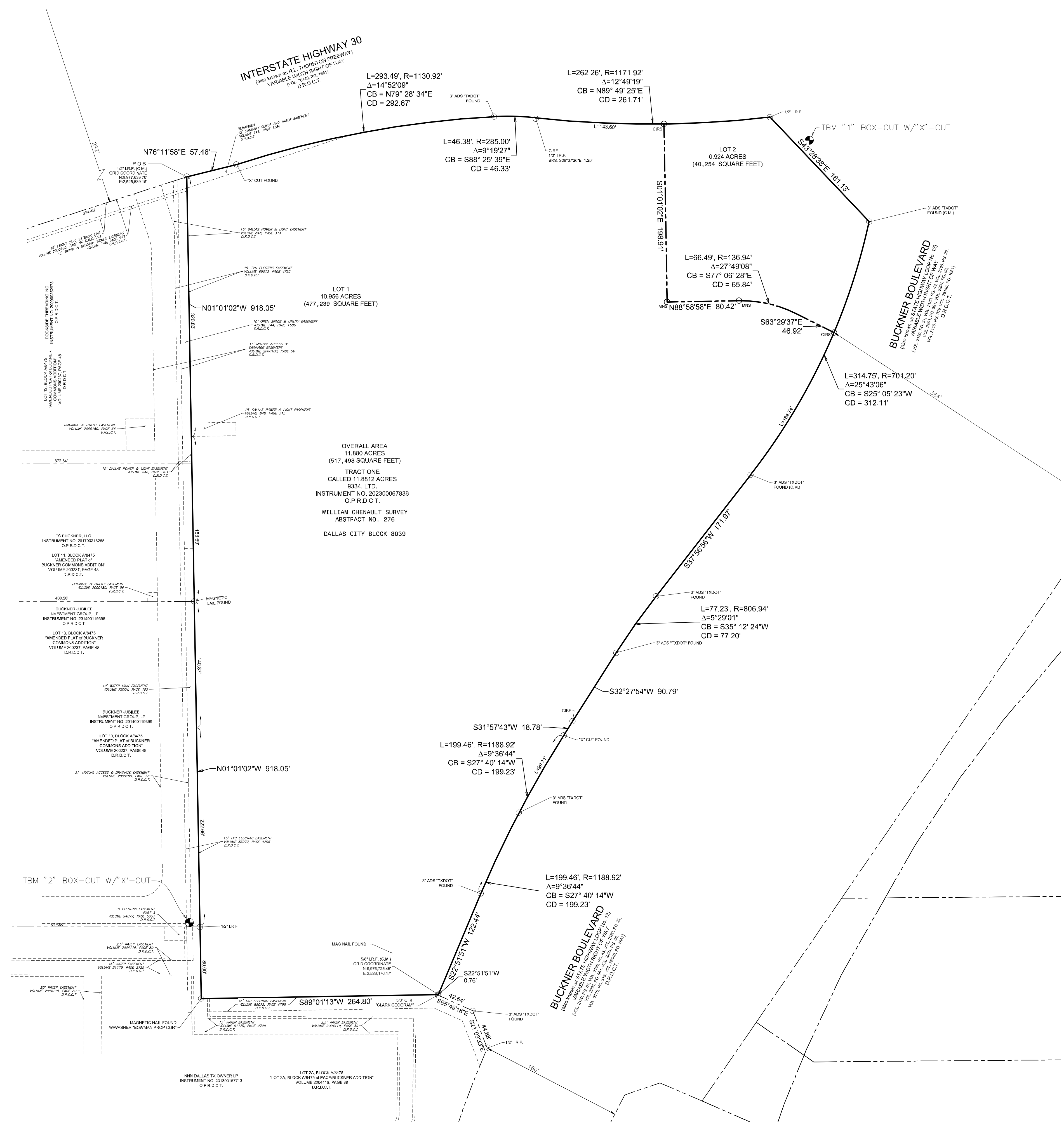
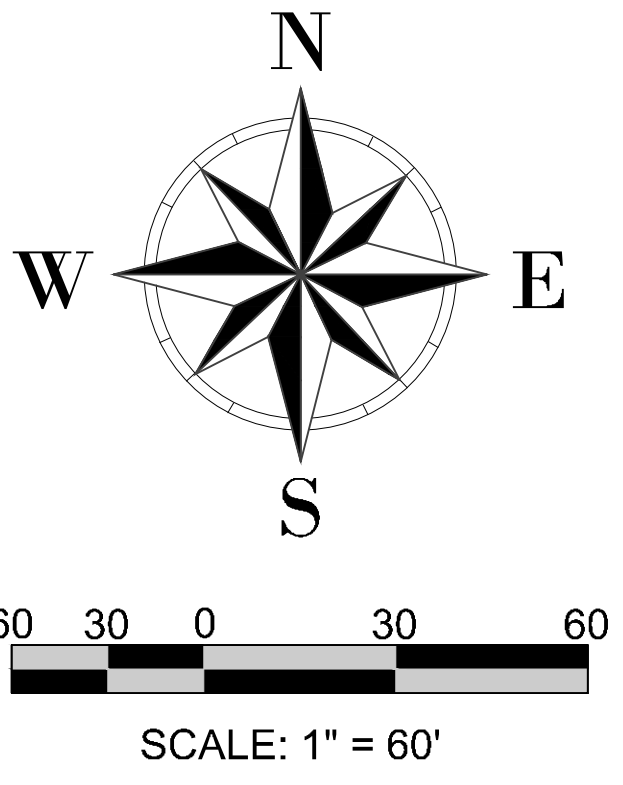
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2805 Dallas Parkway, Suite 310 Phone: (976) 497-2990  
Plano, Texas 75093 www.Bowman.com  
TBPELS #1020600

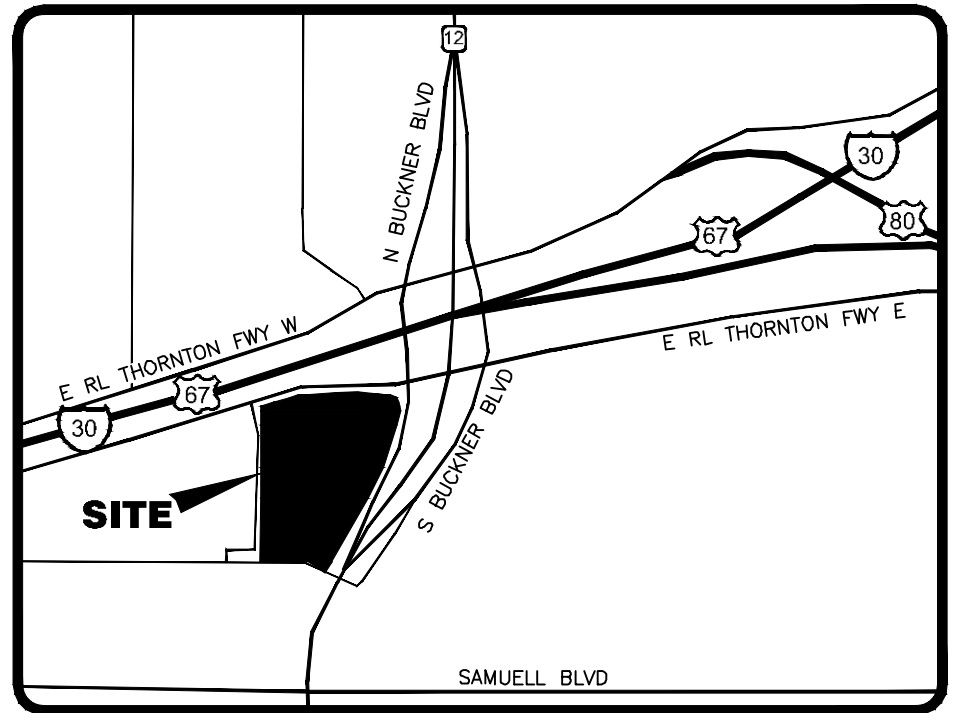
**OWNER:**  
9334 LTD  
4311 W Lovers Ln  
Suite 200  
Dallas, TX. 75209  
214-520-8818  
tyunderwood@sljcompany.com

**PREPARED BY:**  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper, RPLS  
jcooper@bowman.com  
2805 Dallas Parkway  
Suite 310  
Plano, TX. 75093  
972-497-2990

# OVERALL EXHIBIT



OVERALL AREA  
11.880 ACRES  
(517,493 SQUARE FEET)  
TRACT ONE  
CALLED 11.8812 ACRES  
S334, LTD.  
INSTRUMENT NO. 202300067836  
O.P.R.D.C.T.  
WILLIAM CHENAULT SURVEY  
ABSTRACT NO. 276  
DALLAS CITY BLOCK 8039



**LOCATION MAP**  
NOT TO SCALE

**NOTES**

1. BEARINGS SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING THE DALLAS COUNTY TADOT SCALE FACTOR OF 1.000196506. COORDINATE SHOWN HEREON ARE GRID VALUES, NO SCALE AND NO PROJECTION.
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PRELIMINARY PLAT  
HOME DEPOT BUCKNER ADDITION  
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WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-031

# Bowman

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