

OWNERS CERTIFICATION:

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, AMELIA MIGNON LLC, IS THE SOLE OWNER OF TRACT OF LAND AS DESCRIBED IN THE SURVEY LEGAL DESCRIPTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, 1.143 ACRES [49,794.781 SQ. FT.] BEING OUT OF LOT C, MOCKINGBIRD BUSINESS PARK VOLUME 797, PAGE 99, D.C.M.R. AND OUT OF ABSTRACT 356, CITY BLOCK 7936, CITY OF DALLAS HIDALGO COUNTY, TEXAS, DALLAS COUNTY OFFICIAL RECORDS;

A TRACT OF LAND CONTAINING 1.143 ACRES [49,794.781 SQUARE FEET] SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING OUT OF LOT C, MOCKINGBIRD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 797, PAGE 99, DALLAS COUNTY MAP RECORDS, AND OUT OF ABSTRACT 356, CITY BLOCK 7936, SAID 1.143 ACRES [49,794.781 SQUARE FEET] WERE CONVEYED TO AMELIA MIGNON LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN VOLUME 98200, PAGE 564, DALLAS COUNTY OFFICIAL RECORDS, SAID 1.143 [49,794.781 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN "X" MARK FOUND (NORTHING:6986963.380, EASTING:2471479.884) AT THE SOUTHWEST CORNER OF EMPIRE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83163, PAGE 1908, DALLAS COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

- 1. THENCE, N 84° 48' 37" W A DISTANCE OF 65.50 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 2. THENCE, S 45° 20' 37" W A DISTANCE OF 9.28 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 3. THENCE, S 13° 33' 45" W A DISTANCE OF 5.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 4. THENCE, S 82° 33' 12" E A DISTANCE OF 2.20 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 5. THENCE, S 26° 57' 26" W A DISTANCE OF 60.38 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 6. THENCE, IN S SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 037° 50' 29", A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 42.93 FEET, A TANGENT OF 22.28 FEET, AND A CHORD THAT BEARS S 08° 02' 12" W A DISTANCE OF 42.15 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHERNMOST POINT OF THIS TRACT;
- 7. THENCE, N 63° 03' 01" W A DISTANCE OF 3.74 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- 8. THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 053° 15' 54", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 185.93 FEET, A TANGENT OF 100.29 FEET, AND A CHORD THAT BEARS N 36° 25' 04" W A DISTANCE OF 179.31 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- 9. THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 035° 55' 24", A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 163.01 FEET, A TANGENT OF 84.29 FEET, AND A CHORD THAT BEARS N 27° 44' 49" W A DISTANCE OF 160.36 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
- 10. THENCE, S 88° 59' 44" E A DISTANCE OF 286.46 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- 11. THENCE, S 00° 39' 57" E ALONG THE WEST LINE OF SAID EMPIRE SUBDIVISION, A DISTANCE OF 181.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.143 ACRES [49,794.781 SQUARE FEET] OF LAND, MORE OR LESS.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AMELIA MIGNON LLC, OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SMT DALLAS SUBDIVISION 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 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).

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

WITNESS, MY HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

AMELIA MIGNON LLC.

THE STATE OF TEXAS  
COUNTY OF DALLAS

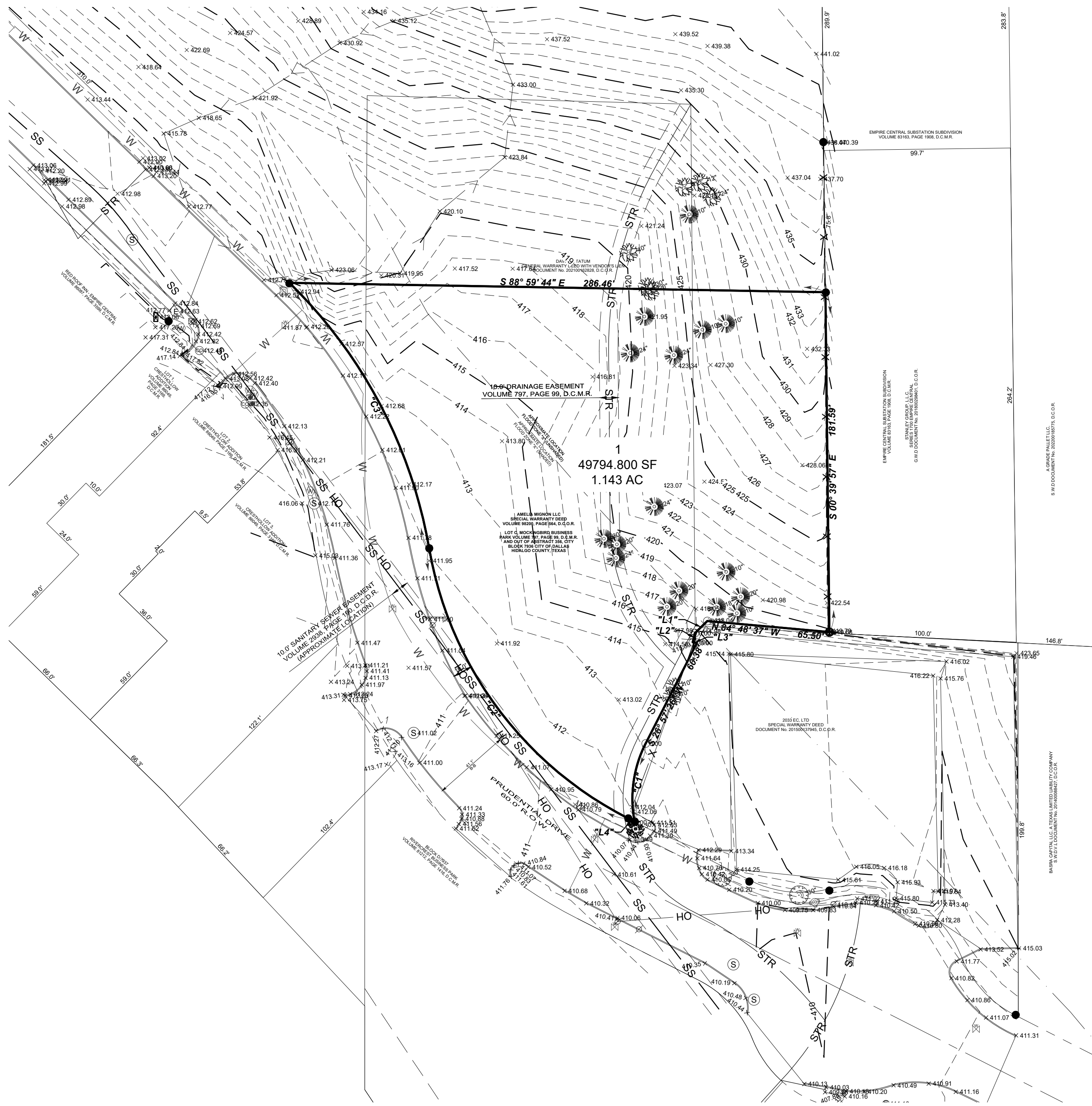
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AHAM WAJAH SAAD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

WITNESS, MY HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

AMELIA MIGNON LLC

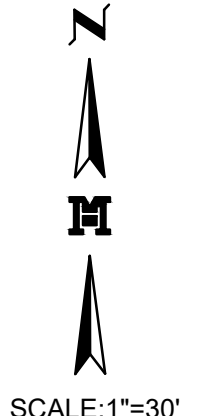


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	42.93'	65.00'	037° 50' 29"	S8° 02' 12"W	42.15'	22.28
"C2"	185.93'	200.00'	053° 15' 54"	N36° 25' 04"W	179.31'	100.29
"C3"	163.01'	260.00'	035° 55' 24"	N27° 44' 49"W	160.36'	84.29

Lot Line Table

Line #	Length	Direction
"L1"	9.28'	S45° 20' 37"W
"L2"	5.00'	S13° 33' 45"W
"L3"	2.20'	S82° 33' 12"E
"L4"	3.74'	N63° 03' 01"W



PRELIMINARY PLAT OF  
**SMT DALLAS III LLC SUBDIVISION**

A TRACT OF LAND CONTAINING 1.143 ACRES [49,794.781 SQUARE FEET] SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS BEING OUT OF LOT C, MOCKINGBIRD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 797, PAGE 99, DALLAS COUNTY MAP RECORDS, AND OUT OF ABSTRACT 356, CITY BLOCK 7936

GENERAL NOTES :

- 1. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF DALLAS IS A VIOLATION OF CITY
- 2. ALL BEARINGS AND DISTANCES AS PER TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL TEXAS 4202 (FEET).
- 3. THE PURPOSE OF THIS REPLAT IS TO CREATE A NEW LOT OUT OF THE ORIGINAL SOUTHWEST CORNER.
- 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

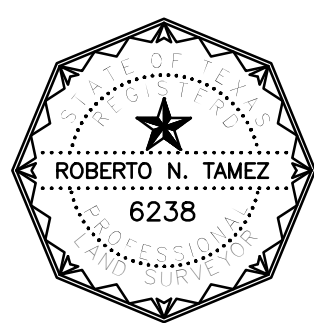
SURVEYOR'S STATEMENT:

I, ROBERTO N. TAMEZ, 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 THE MONUMENTS SHOWN HEREON WERE EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.17 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

WITNESS, MY HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ROBERTO N. TAMEZ, R.P.L.S. NO. 6238 DATE \_\_\_\_\_ STATE OF TEXAS

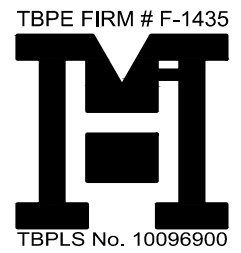
DATE PREPARED: 02/17/2023 SURVEY JOB # 23031



PLAT NUMBER: S223-246

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

- LEGEND
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - ⊗ SET "X" MARK ON CONCRETE
  - H.C.M.R. - DALLAS COUNTY MAP RECORDS
  - H.C.D.R. - DALLAS COUNTY DEED RECORDS
  - H.C.O.R. - DALLAS COUNTY OFFICIAL RECORDS
  - S.E. COR. - SOUTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - R.O.W. - RIGHT-OF-WAY
  - LOT LINE
  - SAME OWNER



MBPE FIRM # F-1435  
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: JOSH F. DATE 08/23/2023  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: AMELIA MIGNON LLC.	5430 LBJ FWY STE 1200	DALLAS, TX 75240	N/A	N/A
ENGINEER: ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

