



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, THE SALVATION ARMY is the owner of a 21.028 acre (915,979 square feet) tract of land situated in the James McLaughlin Survey, Abstract No. 845, City of Dallas, Dallas County, Texas; said tract being part of Lot 1, Block 4/7491, Kings Row Industrial District, Second Installment, an addition to the City of Dallas, Texas according to the plat recorded in Volume 560, Page 2425 of the Deed Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to THE SALVATION ARMY, recorded in Instrument Number 201900350580 of the Official Public Records of Dallas County, Texas; said 21.028 acre (915,979 square feet) tract being more particularly described as follows:

BEGINNING, at a 3 1/4-inch aluminum disk stamped "WESTWOOD SA" set for corner at the intersection of the north right-of-way line of Viceroy Drive (a 60-foot wide right-of-way) and the east right-of-way line of Empress Row (a 60-foot wide right-of-way); said point being the southwest corner of said Lot 1, Block 4/7491 and the beginning of a non-tangent curve to the right;

THENCE, departing the said north line of Viceroy Drive and along the said east line of Empress Row and the west line of said Lot 1, Block 4/7491, the following three (3) calls:

Northwesterly along said curve to the right, having a central angle of 28 degrees, 52 minutes, 44 seconds, a radius of 256.00 feet, a chord bearing and distance of North 34 degrees, 09 minutes, 48 seconds West, 127.67 feet, an arc distance of 129.03 feet to a 3 1/4-inch aluminum disk stamped "WESTWOOD SA" set for corner at the end of said curve;

North 19 degrees, 43 minutes, 27 seconds West, a distance of 620.56 feet to a point for corner; from said point a 1/2-inch iron rod found (bent) bears South 34 degrees, 55 minutes West, a distance of 0.3 feet; said point also being the beginning of a curve to the left;

Northeasterly along said curve to the left, having a central angle of 13 degrees, 06 minutes, 05 seconds, a radius of 440.74 feet, a chord bearing and distance of North 26 degrees, 16 minutes, 29 seconds West, 100.56 feet, an arc distance of 100.78 feet to a 1/2-inch iron rod found for corner at the end of said curve; said point being the westernmost northwest corner of said Lot 1, Block 4/7491 and the southwest corner of Lot 3A, Block 4/7491, East Regal Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202100140062 of the Official Records of Dallas County, Texas;

THENCE, North 70 degrees, 16 minutes, 33 seconds East, departing the said east line of Empress Row and along the northwest line of said Lot 1, Block 4/7491 and the south line of said Lot 3A, Block 4/7491, a distance of 413.80 feet to a 1/2-inch iron rod found for corner; said point being the north corner of said Lot 1, Block 4/7491 and the southeast corner of said Lot 3A, Block 4/7491;

THENCE, North 79 degrees, 28 minutes, 06 seconds East, into, over, and across, said Lot 1, Block 4/7491, a distance of 839.45 feet to a 3 1/4-inch aluminum disk stamped "WESTWOOD SA" set for corner on the west right-of-way line of Interstate Highway 35 East (A.K.A. Stemmons Highway) (a variable width right-of-way) and the east line of said Lot 1, Block 4/7491; said point being the beginning of a non-tangent curve to the left;

THENCE, southwesterly along said curve to the left and the said west line of Interstate Highway 35 East and the east line of said Lot 1, Block 4/7491, having a central angle of 06 degrees, 50 minutes, 17 seconds, a radius of 5,879.58 feet, a chord bearing and distance of South 12 degrees, 39 minutes, 27 seconds East, 701.29 feet, an arc distance of 701.71 feet to a 3 1/4-inch aluminum disk stamped "WESTWOOD SA" set for corner at the intersection of the said north line of Viceroy Drive and the said west line of Interstate Highway 35 East, and at the end of said curve; said point also being the southeast corner of said Lot 1, Block 4/7491;

THENCE, departing the said west line of Interstate Highway 35 East and along the said north line of Viceroy Drive and the south line of said Lot 1, Block 4/7491, the following two (2) calls:

South 72 degrees, 22 minutes, 41 seconds West, a distance of 683.45 feet to a point for corner; from said point a 1/2-inch iron rod with yellow unreadable cap found bears South 59 degrees, 10 minutes West, a distance of 0.2 feet; said point also being the beginning of a curve to the left;

Southwesterly along said curve to the left, having a central angle of 14 degrees, 36 minutes, 00 seconds, a radius of 1698.62 feet, a chord bearing and distance of South 65 degrees, 04 minutes, 41 seconds West, 431.67 feet, an arc distance of 432.84 feet to the POINT OF BEGINNING;

CONTAINING: 915,979 square feet or 21.028 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Kyle C. Harris, 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 Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2024.

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. RELEASED 2/22/24.

Kyle C. Harris
Registered Professional Land Surveyor,
No. 6793
Luis.Gonzalez-Gonzalez@westwoods.com

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle C. Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: TATE BRAUN

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE C. HARRIS

OWNER:

THE SALVATION ARMY
9216 HARRY HINES BLVD.
DALLAS, TEXAS 75235
PHONE: (214) 424-7246
CONTACT: JOSEPH TAFUR

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE SALVATION ARMY, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOT 1R, BLOCK 4/7491, THE SALVATION ARMY DALLAS CAMPUS ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

THE SALVATION ARMY

Owner
Title

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day (Owner Rep) 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 and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing 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 TxDOT Dallas County surface adjustment factor of 1.000136506.
2. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
3. Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
4. The purpose of this plat is to replat a portion of platted property into 1 new lot.

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 \_\_\_\_\_ 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
LOT 1R, BLOCK 4/7491
THE SALVATION ARMY
DALLAS CAMPUS ADDITION
A REPLAT OF PART OF
LOT 1, BLOCK 4/7491
KINGS ROW INDUSTRIAL DISTRICT, SECOND INSTALLMENT
AND BEING OUT OF THE
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-069
ENGINEERING FILE NO. \_\_\_\_\_
SHEET 1 OF 2

Westwood logo and contact information: 7557 RAMBLER ROAD SUITE 1400, DALLAS, TX 75231, 972.235.3031, westwoods.com. Includes a table with columns: DRAWN BY (JM), CHECKED BY (KCH), SCALE (NONE), DATE (FEB. 2024), JOB NUMBER (R0044816.00).

PRELIMINARY PLAT - LOT 1R, BLOCK 4/7491, THE SALVATION ARMY DALLAS CAMPUS ADDITION

DATE PLOTTED: 2/22/24 5:03 PM
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