

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS NDMC ONE LLC ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ISAAC WILEY SURVEY, ABSTRACT NO. 1575, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 8356, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO NDMC ONE LLC, BY DEED RECORDED IN DOCUMENT NO. 202400231395, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE WEST CORNER OF BLOCK 8/8358 OF SOUTH SHERMAN STREET ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 82011, PAGE 323, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID CORNER BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF SOUTH SHERMAN STREET (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 85° 45' 35" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID SOUTH SHERMAN STREET ADDITION FOR A DISTANCE OF 544.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD (100 FOOT RIGHT OF WAY);

THENCE SOUTH 27° 11' 32" WEST AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHERN PACIFIC RAILROAD FOR A DISTANCE OF 477.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE NORTH 86° 29' 58" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHERN PACIFIC RAILROAD FOR A DISTANCE OF 122.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 27° 23' 23" WEST FOR A DISTANCE OF 100.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER, SAID POINT BEING THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOTWAKEL ALI HAMZA RECORDED IN VOLUME 2002227, PAGE 12408, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 16° 50' 14" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID HAMZA TRACT FOR A DISTANCE OF 333.39 FEET TO AN "X" SET IN CONCRETE FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO 13590 FLOYD CIRCLE PARTNERS, LTD. RECORDED IN INSTRUMENT NO. 201700325995, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 28' 58" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID 13590 FLOYD CIRCLE PARTNERS, LTD. TRACT FOR A DISTANCE OF 193.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID 13590 FLOYD CIRCLE PARTNERS, LTD. TRACT;

THENCE NORTH 85° 36' 47" WEST AND FOLLOWING ALONG THE NORTH LINE OF SAID 13590 FLOYD CIRCLE PARTNERS, LTD. TRACT FOR A DISTANCE OF 220.50 FEET TO AN "X" SET IN CONCRETE, FOR CORNER, SAID POINT BEING ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ZIMCO HOLDINGS LLC RECORDED IN INSTRUMENT NO. 201800313115, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 03° 49' 45" EAST FOR A DISTANCE OF 13.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER, SAID POINT BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH SHERMAN STREET, AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18° 28' 13" WITH A RADIUS OF 502.00 FEET AND A CHORD BEARING NORTH 68° 30' 30" EAST AT 143.81 FEET;

THENCE ALONG SAID CURVE TO THE LEFT ND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH SHERMAN STREET FOR AN ARC DISTANCE OF 144.31 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.9150 ACRES (170,538 SF) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NDMC ONE LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 2R, BLOCK 8356, NDMC ONE 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 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.

NDMC ONE LLC

BY: _____
SUBHI GHARBIEH
PRESIDENTSTATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SUBHI GHARBIEH, 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF THIS ____ DAY OF _____, 2025.

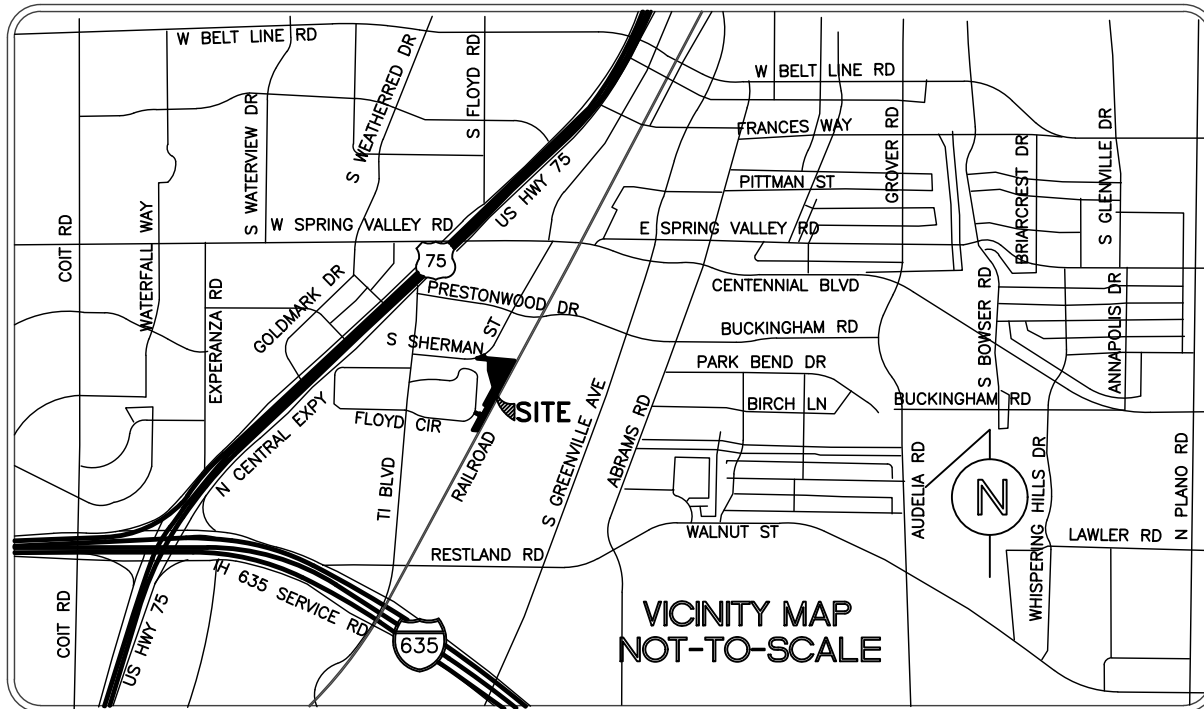
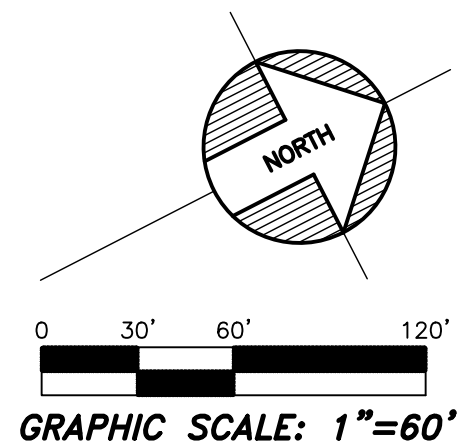
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GENERAL NOTES

1. BEARING BASIS IS SOUTH 27° 11' 32" WEST, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, AND THE SOUTHEAST LINE OF LOT 2 - BLOCK 8356, TRANSPORTATION CENTER, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95124, PAGE 2391, MAP RECORDS, DALLAS, COUNTY, TEXAS.

2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

3. 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.



SURVEYOR'S CERTIFICATE

I, DAVID PETREE, 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 THE ____ DAY OF _____, 2025.

DAVID PETREE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

**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**

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____ 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
City Plan Commission
Dallas, Texas

Attest:
Secretary

THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT FROM AN
UN-PLATTED TRACT OF LAND.

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 29°47'27" E	55.48'
L2	N 86°29'58" W	122.48'
L3	S 27°23'23" W	100.79'
L4	N 03°49'45" E	13.25'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	502.00'	16°28'13"	144.31'	N 68°30'30" E	143.81'

LEGEND

	5/8" IRON ROD SET FOR CORNER UNLESS OTHERWISE NOTED
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND (SIZE NOTED)
"X"SET	"X" CUT, SET IN CONCRETE FOR CORNER
CM	CONTROLLING MONUMENT
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT

(187,944 AC.)
NORTHSTAR CEMETERY SERVICES OF
TEXAS, LLC
INST#201400214239
D.R.D.C.T.



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER

NDMC ONE LLC
508 CENTENNIAL BLVD #102
RICHARDSON, TX 75081
PHONE NUMBER: 214-872-0872
CONTACT: SUBHI GHARBIEH
EMAIL: SUBHI@GHARBIEH.COM

MAY 15, 2025

CITY FILE NUMBER: PLAT-25-000011 & S245-180