



OWNER'S CERTIFICATE:
STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS DREAMLINER GLOBAL, INC. IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE ELI CHANDLER SURVEY, ABSTRACT NO. 356, CITY BLOCK A/6061, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DREAMLINER GLOBAL, INC., BY SPECIAL WARRANTY DEEDS RECORDED IN INSTRUMENT NUMBERS 202100358278 AND 202100358279, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 6 AND 7, BLOCK A/6061, VANTEX SOUTH ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003035, PAGE 74, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 'X' CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A/6061, VANTEX ADDITION NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75073, PAGE 2286, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (A 100 FOOT RIGHT-OF-WAY);

THENCE ALONG THE COMMON LINE OF SAID LOT 6 AND SAID MOCKINGBIRD LANE AS FOLLOWS:
SOUTH 84 DEG. 00 MIN. 39 SEC. WEST, A DISTANCE OF 28.09 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 856.32 FEET AND A DELTA ANGLE OF 05 DEG. 50 MIN. 10 SEC.;
ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 87.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86 DEG. 55 MIN. 44 SEC. WEST, 87.19 FEET TO AN 'X' CUT FOUND FOR CORNER;
SOUTH 89 DEG. 50 MIN. 49 SEC. WEST, PASSING THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF AFORESAID LOT 7, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID MOCKINGBIRD LANE, A TOTAL DISTANCE OF 84.83 FEET TO AN 'X' CUT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 00 DEG. 04 MIN. 10 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID MOCKINGBIRD LANE, PASSING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 4, BLOCK A/6061, AAA COOPER TRANSPORTATION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94068, PAGE 7185, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 4, A TOTAL DISTANCE OF 550.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 7, SAME BEING AN INTERNAL CORNER OF SAID LOT 4;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 4 AS FOLLOWS:
SOUTH 89 DEG. 53 MIN. 09 SEC. EAST, A DISTANCE OF 225.69 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 4;
NORTH 32 DEG. 05 MIN. 47 SEC. EAST, A DISTANCE OF 164.83 FEET TO A 5/8 INCH IRON ROD WITH ORANGE "COTTON" PLASTIC CAP FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 7, SAME BEING THE WEST CORNER OF LOT 5B, BLOCK A/6061, HARRY HINES SNF, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200900163761, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 48 DEG. 23 MIN. 15 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 5B, A DISTANCE OF 185.64 FEET TO AN AXLE FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 7, SAME BEING A NORTH CORNER OF LOT 8, BLOCK A/6061, PROVIDENCE MOCKINGBIRD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20060038643, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 39 DEG. 36 MIN. 28 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8, PASSING THE MOST WESTERLY CORNER OF SAID LOT 8, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF AFORESAID LOT 1, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 1, A TOTAL DISTANCE OF 419.11 FEET TO A 1/2 INCH IRON ROD WITH RED "PEISER SURVEYING" PLASTIC CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 7, SAME BEING THE NORTHEAST CORNER OF AFORESAID LOT 6;

THENCE SOUTH 03 DEG. 28 MIN. 22 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 1, A DISTANCE OF 235.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 159,029 SQUARE FEET OR 3.651 ACRES OF COMPUTED LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

PRELIMINARY
NOT TO BE RECORDED FOR ANY REASON
TIMOTHY R. MANKIN DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2022.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
DREAMLINER LOVE FIELD
LOT 1, BLOCK A/6061

BEING ALL OF LOTS 6 AND 7, BLOCK A/6061, VANTEX SOUTH ADDITION, VOLUME 2003035, PAGE 74, O.P.R.D.C.T.
OUT OF THE ELI CHANDLER SURVEY, ABSTRACT NO. 356
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-006
ENGINEERING PLAN NO. 3111-

LINE	BEARING	DISTANCE
L1	N 89°50'49" E	14.85'
L2	N 00°00'00" W	6.95'
L3	N 45°00'00" E	30.99'
L4	N 90°00'00" E	43.97'
L5	N 00°00'03" W	26.12'
L6	N 90°00'00" E	94.00'
L7	S 00°00'00" E	37.50'
L8	N 90°00'00" W	94.00'
L9	N 00°00'00" W	1.78'
L10	N 90°00'00" W	45.79'
L11	S 45°00'00" W	20.84'
L12	S 00°00'00" E	4.65'
L13	S 89°50'49" W	5.50'
L14	S 00°04'10" W	49.18'
L15	N 89°28'10" E	23.37'
L16	N 44°28'10" E	32.33'
L17	N 90°00'00" E	154.06'
L18	S 47°43'27" E	36.96'
L19	S 03°10'34" E	22.24'
L20	N 40°00'00" W	7.41'
L21	S 50°00'00" E	115.51'
L22	S 39°36'28" W	20.00'
L23	N 50°00'00" W	7.58'
L24	S 40°00'00" W	15.59'
L25	N 50°00'00" W	10.00'
L26	N 40°00'00" E	15.59'
L27	N 50°00'00" W	67.82'
L28	S 40°56'35" W	15.49'
L29	N 49°03'25" W	30.00'
L30	S 40°00'00" W	217.51'
L31	S 50°00'00" E	11.06'
L32	S 05°12'23" E	29.74'
L33	S 84°47'37" W	10.00'
L34	N 03°28'10" W	25.62'
L35	S 50°00'00" W	6.84'
L36	S 40°00'00" W	7.46'
L37	S 87°37'25" W	51.12'
L38	N 00°04'10" E	20.02'
L39	N 87°37'25" E	41.44'
L40	N 40°00'00" E	260.63'
L41	N 03°10'34" W	6.13'
L42	N 47°43'27" W	2.00'
L43	S 40°00'00" W	8.29'
L44	N 50°00'00" W	10.00'
L45	N 40°00'00" E	8.69'
L46	N 47°43'27" W	9.03'
L47	N 90°00'00" W	137.94'
L48	S 44°28'10" W	32.82'
L49	S 89°28'10" W	18.88'
L50	N 00°04'10" E	20.00'
L51	S 00°04'10" W	197.93'
L52	S 00°04'10" W	16.25'
L53	S 60°55'09" W	27.60'
L54	S 00°02'56" W	23.73'
L55	N 90°00'00" E	3.00'
L56	S 00°02'56" W	198.25'
L57	N 90°00'00" E	22.50'
L58	N 00°02'56" E	198.25'
L59	N 90°00'00" E	14.00'
L60	N 00°02'56" E	26.96'
L61	N 60°55'09" E	33.90'
L62	S 00°04'10" W	6.30'
L63	N 00°04'10" E	240.55'

LINETYPE TABLE

---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	OHU
---	SEWER LINE
---	ST
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

OWNER'S DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT **DREAMLINER GLOBAL, INC.**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DREAMLINER LOVE FIELD** 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 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 AND UPON 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 THIS THE ____ DAY OF _____, 2022.

DREAMLINER GLOBAL, INC.
BY: _____
KAMLESH KURANI, OWNER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KAMLESH KURANI, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2022.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

GENERAL NOTES:
1. BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 PLATTED LOTS.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ELEVATIONS ARE BASED ON CITY OF DALLAS WATER UTILITIES BENCHMARKS:
33-R-25: LOCATED ON TOP OF A CONCRETE CURB OF STORM SEWER DROP INLET ON THE NORTHEAST CORNER OF INTERSECTION OF HARRY HINES BOULEVARD AND SHEA ROAD, ELEVATION=448.30'
33-Q-2: LOCATED ON TOP OF A CONCRETE NOSE OF A MEDIAN IN THE CENTER OF PRUDENTIAL DRIVE AT EMPIRE CENTRAL DRIVE, ELEVATION=422.61'
6. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.

LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GREASE TRAP		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

OWNER: DREAMLINER GLOBAL, INC.
7704 BROOK MEADOW LANE
FORT WORTH, TX 76133
817-690-1374
CONTACT: KAMLESH KURANI

ENGINEER: CUMULUS DESIGN
2080 NORTH HIGHWAY 360, SUITE 240
GRAND PRAIRIE, TX 75050
214-235-0367
CONTACT: GHAZAL CRAGUN

JOB NO. P-3005	DATE: 09/26/2022	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1604 HART STREET SOUTHPLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
FIELD DATE: 09/21/2022	SCALE: 1" = 40'				
FIELD: A.R.M.	J.B.W.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	SHEET 1 OF 1

