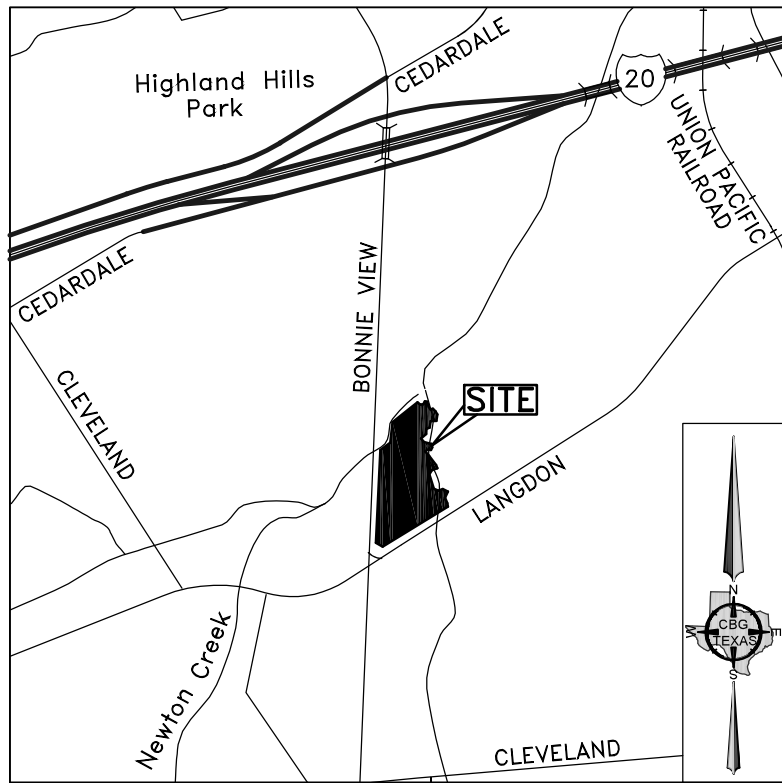
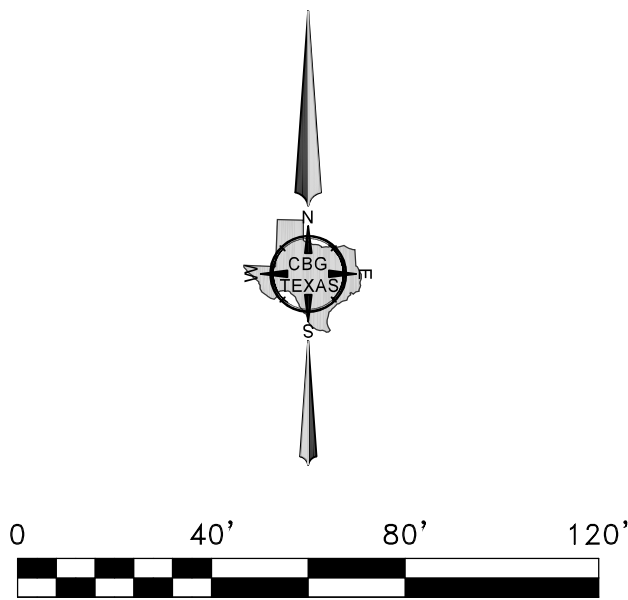




VICINITY MAP
(NOT TO SCALE)



TREE TABLE

SIZE	TYPE	SIZE	TYPE
1 6"	DOUBLE HICKORY	29 6"	CEDAR
2 6"	HACKBERRY	30 6"	CEDAR ELM
3 6"	HACKBERRY	31 10"	PECAN
4 6"	HICKORY	32 6"	OAK
5 6"	QUAD WILLOW	33 8"	HICKORY
6 10"	COTTONWOOD	34 8"	HICKORY
7 6"	WILLOW	35 6"	HICKORY
8 12"	CEDAR	36 12"	PECAN
9 6"	PECAN	37 12"	CEDAR
10 12"	PECAN	38 14"	HICKORY
11 8"	CEDAR	39 8"	PECAN
12 8"	PECAN	40 12"	PECAN
13 8"	CEDAR	41 8"	CEDAR
14 16"	CEDAR	42 10"	CEDAR
15 8"	PECAN	43 8"	CEDAR ELM
16 8"	CEDAR	44 10"	CEDAR
17 16"	DOUBLE HICKORY	45 8"	CEDAR
18 20"	HICKORY	46 6"	ELM
19 24"	OAK	47 6"	CEDAR
20 24"	CEDAR	48 24"	PECAN
21 16"	PECAN	49 6"	CEDAR
22 6"	CEDAR	50 16"	CEDAR
23 16"	CEDAR	51 8"	CEDAR ELM
24 14"	HICKORY	52 6"	CEDAR
25 14"	HICKORY	53 16"	HICKORY
26 20"	PECAN	54 8"	CEDAR
27 6"	CEDAR	55 6"	CEDAR ELM
28 6"	CEDAR	56 6"	OAK

LINE	BEARING	DISTANCE
L1	S 59°20'16" E	65.03'
L2	N 53°51'17" E	103.80'
L3	S 47°41'41" E	14.82'
L4	S 60°15'02" E	17.68'
L5	N 81°24'14" E	22.00'
L6	N 31°52'00" E	26.34'
L7	S 87°04'56" E	19.17'
L8	S 17°26'02" E	45.80'
L9	S 33°49'11" E	24.63'
L10	N 72°51'15" E	21.41'
L11	S 46°19'10" E	30.67'
L12	N 27°31'10" W	30.60'
L13	S 09°07'54" W	53.92'
L14	S 84°36'35" W	45.59'
L15	S 10°21'03" W	52.09'
L16	S 66°09'30" W	29.62'
L17	S 01°28'33" W	43.27'
L18	S 51°01'41" W	56.46'
L19	S 38°28'55" E	38.52'
L20	S 76°22'26" E	41.26'
L21	S 78°52'27" E	24.73'
L22	S 08°55'34" E	29.30'
L23	S 24°12'37" W	24.30'
L24	N 84°22'22" W	27.05'
L25	S 59°46'14" W	25.73'
L26	S 40°47'21" E	51.24'
L27	S 37°56'46" E	96.11'
L28	S 19°44'11" E	27.36'
L29	S 70°00'10" W	48.25'
L30	S 31°57'25" W	41.52'
L31	S 18°33'42" E	124.90'
L32	S 64°53'09" E	40.13'
L33	N 71°20'38" E	39.99'
L34	S 64°31'15" E	46.77'
L35	S 25°01'24" W	56.97'
L36	S 21°55'57" E	46.53'
L37	S 09°51'21" E	31.02'

STATE PLANE COORDINATES TABLE	NORTHING	EASTING
PFC 1	6,923,679	2,507,133
PFC 2	6,923,669	2,507,144
PFC 3	6,923,660	2,507,159
PFC 4	6,923,663	2,507,181
PFC 5	6,923,686	2,507,195
PFC 6	6,923,685	2,507,214
PFC 7	6,923,641	2,507,228
PFC 8	6,923,620	2,507,242
PFC 9	6,923,627	2,507,262
PFC 10	6,923,606	2,507,284
PFC 11	6,923,578	2,507,298
PFC 12	6,923,525	2,507,290
PFC 13	6,923,521	2,507,244
PFC 14	6,923,470	2,507,235
PFC 15	6,923,458	2,507,208
PFC 16	6,923,414	2,507,207
PFC 17	6,923,379	2,507,163
PFC 18	6,923,349	2,507,187
PFC 19	6,923,339	2,507,227
PFC 20	6,923,334	2,507,251
PFC 21	6,923,305	2,507,256
PFC 22	6,923,283	2,507,246
PFC 23	6,923,286	2,507,219
PFC 24	6,923,273	2,507,197
PFC 25	6,923,234	2,507,230
PFC 26	6,923,158	2,507,289
PFC 27	6,923,132	2,507,299
PFC 28	6,923,116	2,507,253
PFC 29	6,923,081	2,507,231
PFC 30	6,922,962	2,507,271
PFC 31	6,922,945	2,507,307
PFC 32	6,922,958	2,507,345
PFC 33	6,922,938	2,507,387
PFC 34	6,922,886	2,507,363
PFC 35	6,922,843	2,507,381
PFC 36	6,922,813	2,507,386

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 10.08 ACRE TRACT OF LAND FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ACCORDING TO THE F.I.R.M. MAP NUMBERS 48113C0513L AND 48113C0495K, DATED JULY 7, 2014, THIS PROPERTY DOES LIE IN ZONE AE, AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.

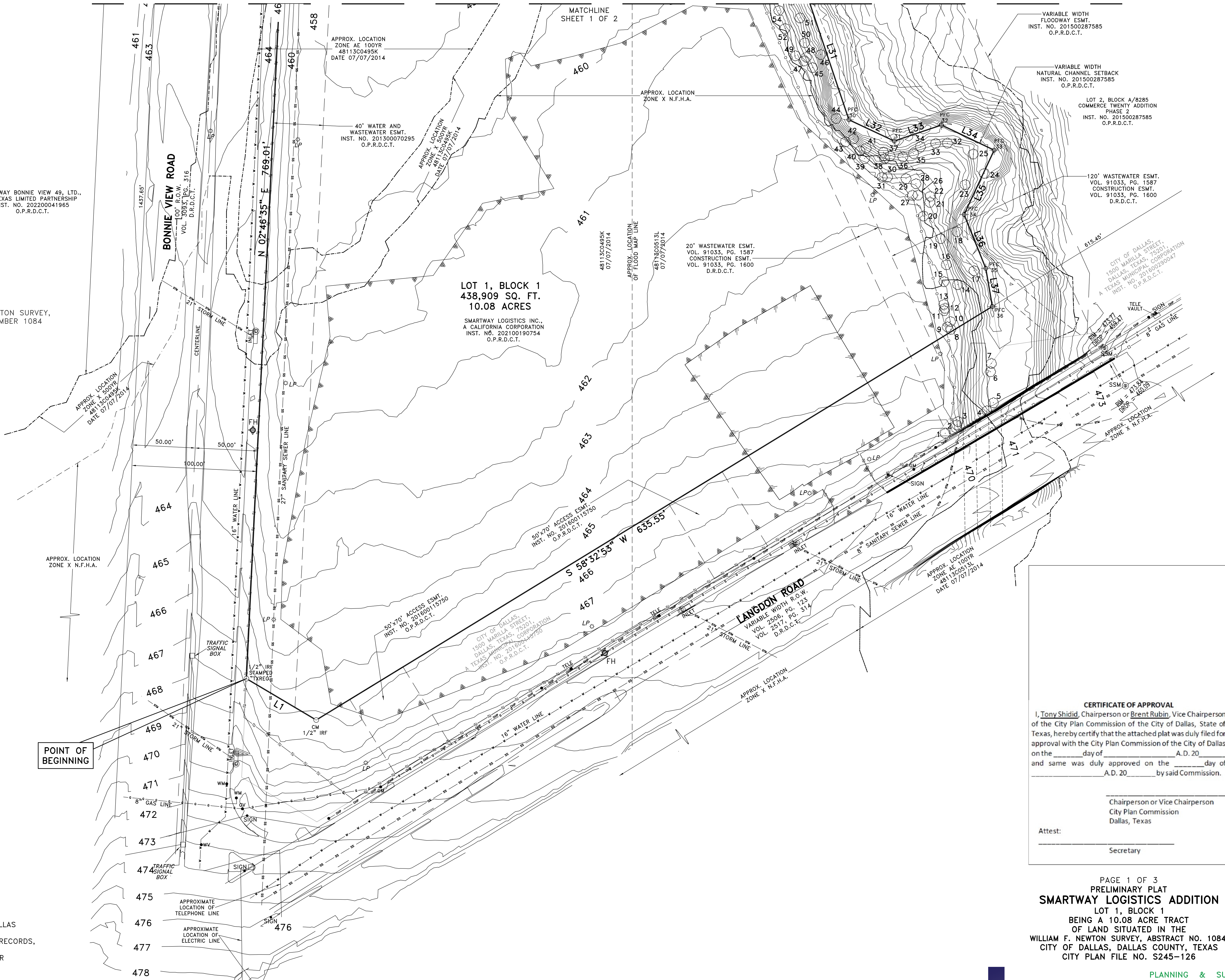
LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL./PG. = VOLUME/PAGE
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
APPROX. = APPROXIMATE

ARCHWAY BONNIE VIEW 49, LTD.,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 202200041965
O.P.R.D.C.T.

WILLIAM F. NEWTON SURVEY,
ABSTRACT NUMBER 1084

POINT OF
BEGINNING



CERTIFICATE OF APPROVAL
I, Tony Shidd, 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

PAGE 1 OF 3
PRELIMINARY PLAT
SMARTWAY LOGISTICS ADDITION
LOT 1, BLOCK 1
BEING A 10.08 ACRE TRACT
OF LAND SITUATED IN THE
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-126

OWNER: SMARTWAY LOGISTICS INC.
PRESIDENT: RICHARD C. HOPE
6403 LAKE BLUFF DRIVE
DALLAS, TEXAS, 75249
PHONE: 214-675-5770
EMAIL: RCHOPE59@GMAIL.COM

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=40' / DATE: 03-12-2025 / JOB NO. 2418141-02 / DRAWN BY: CAJ