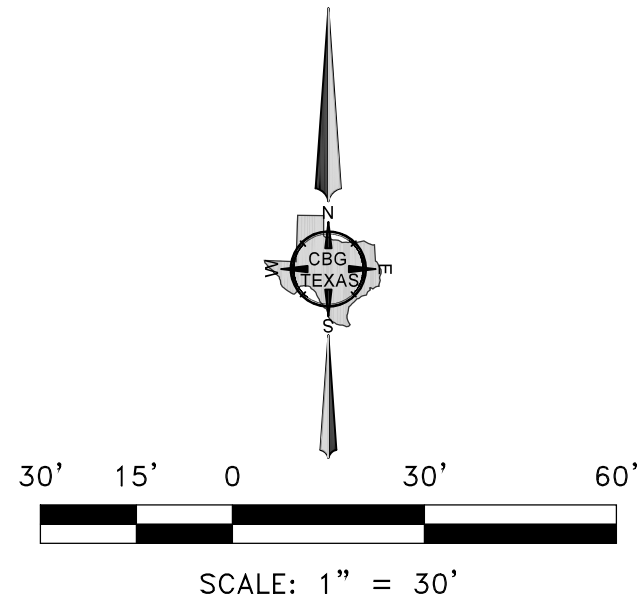


VICINITY MAP
NOT TO SCALE



LEGEND

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

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT OUT OF TWO (2).
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAVING & 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) NO TREES ON SITE

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

Whereas Brook DD Roll-Up, a Texas limited partnership are the owners of a 13,497.17 square foot tract of land situated in the Amos Hodges Survey, Abstract Number 1652, Dallas County, Texas, same being Lots 3 and 4, Block 30/7891, Trinity Industrial District Installment No. 11, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 17, Page 1, Map Records, Dallas County, Texas, and being a tract of land conveyed to Brook DD Roll-Up, a Texas limited partnership, by Special Warranty Deed recorded in Instrument Number 202000143916, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a building corner found for corner, said corner being along the Northeast right-of-way line of Farrington Street (a 80 foot right-of-way) as recorded in Volume 17, Page 1, Map Records, Dallas County, Texas, same being the Southeast corner of Lot 5, Block 30/7891, of said Trinity Industrial District Installment No. 11 Addition, from which a 1/2 inch iron rod found bear North 80 degrees 27minutes 57 seconds West, a distance of 269.34 feet for witness;

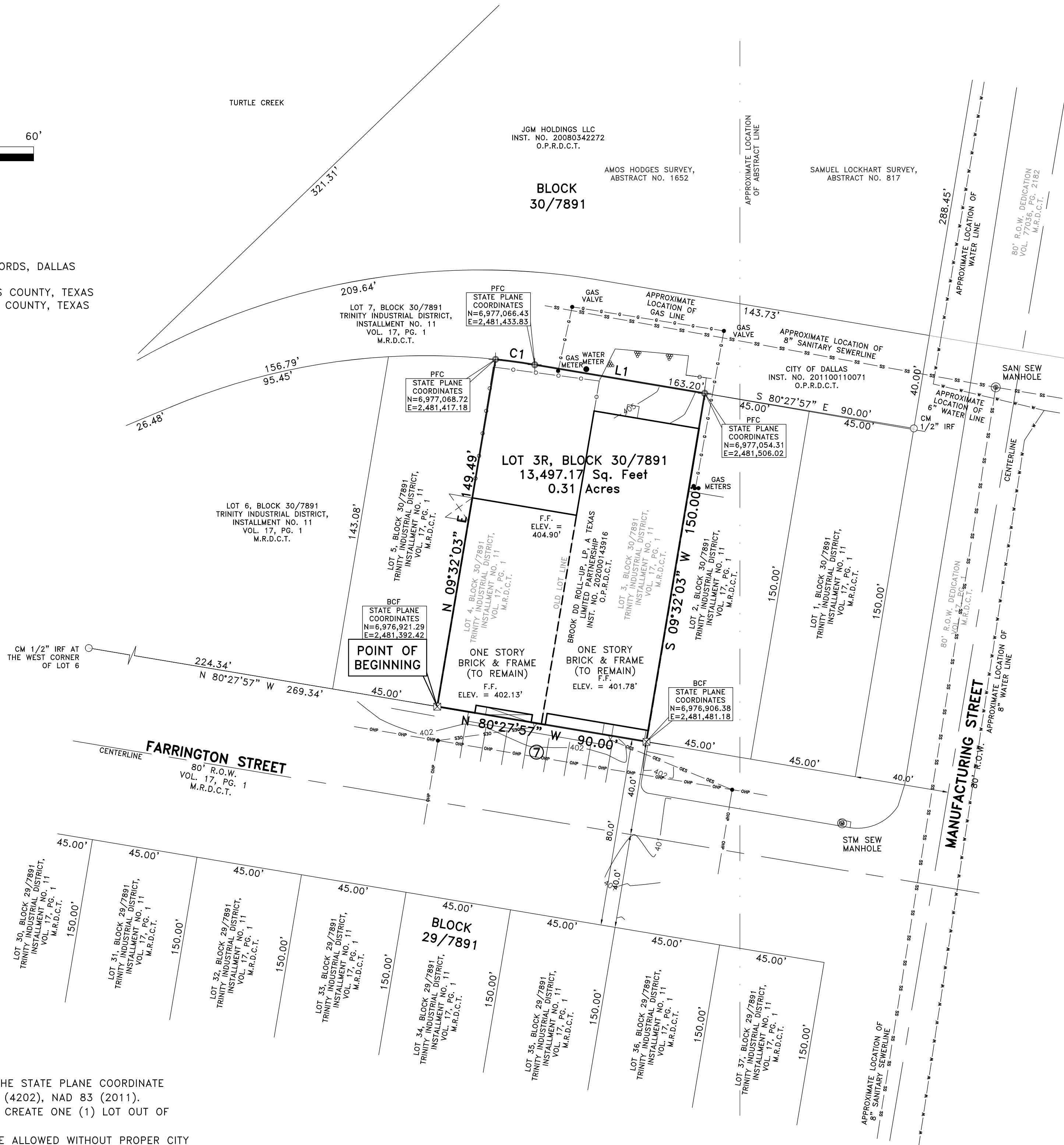
THENCE North 09 degrees 32 minutes 03 seconds East, along the Southeast line of said Lot 5, a distance of 149.49 feet to a point for corner, said corner being along the Southwest line of Lot 7, Block 30/7891, of said Trinity Industrial District Installment No. 11 Addition, and being in a non-tangent curve to the right, having a radius of 279.44, a delta of 03 degrees 26 minutes 48 seconds, a chord bearing and distance of South 82 degrees 11 minutes 21 seconds East, 16.81 feet;

THENCE along the Southwest line of said Lot 7 and along said curve to the right, an arc length of 16.81 feet to a point for corner;

THENCE South 80 degrees 27 minutes 57 seconds East, along the Southwest line of said Lot 7, a distance of 73.20 to a point for corner, said corner being the Northwest corner of Lot 2, Block 30/7891, of said Trinity Industrial District Installment No. 11 Addition, from which a 1/2 inch iron rod found bears South 80 degrees 27 minutes 57 seconds East, a distance of 90.00 feet for witness;

THENCE South 09 degrees 32 minutes 03 seconds West, along the Northwest line of said Lot 2, a distance of 150.00 feet to a building corner found for corner, said corner being the West corner of said Lot 2, same being along the Northeast right-of-way line of said Farrington Street;

THENCE North 80 degrees 27 minutes 57 seconds West, along the Northeast right-of-way line of said Farrington Street, a distance of 90.00 feet to the POINT OF BEGINNING and containing 13,497.17 square feet and or 0.31 acres of land.



LINE	BEARING	DISTANCE			
L1	S 80°27'57" E	73.20			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.81°	279.44'	03°26'48"	S 82°11'21" E	16.81'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Brook DD Roll-Up, LP, and acting thought their duly authorized agent Jeremy Buonamici, do hereby adopt this plat, designating the herein described property as **BROOK DD ROLL-UP 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 maintenance of placing 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

Brook DD Roll-Up, LP (Owner)

BY: _____
Jeremy Buonamici (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jeremy Buonamici known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

Dated this the _____ day of _____, 2025.

RELEASED FOR REVIEW 05/29/2025 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

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
BROOK DD ROLL-UP ADDITION
LOT 3R, BLOCK 30/7891
BEING A 13,497.17 SQ. FT. 0.31 ACRES
TRACT OF LAND SITUATED IN
AMOS HODGES SURVEY, ABSTRACT NO. 1652
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000016 & S245-183



OWNER: BROOK DD ROLL-UP,
LP, A TEXAS LIMITED
PARTNERSHIP AGENT: JEREMY
BUONAMICI
150 MANUFACTURING STREET, STE. 215
DALLAS, TEXAS 75230
PHONE 775-680-6908
EMAIL: JBUONAMICI@BROOKPARTNERS.COM

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 05/23/2025 / JOB NO. 2504393 / DRAWN BY: JLA