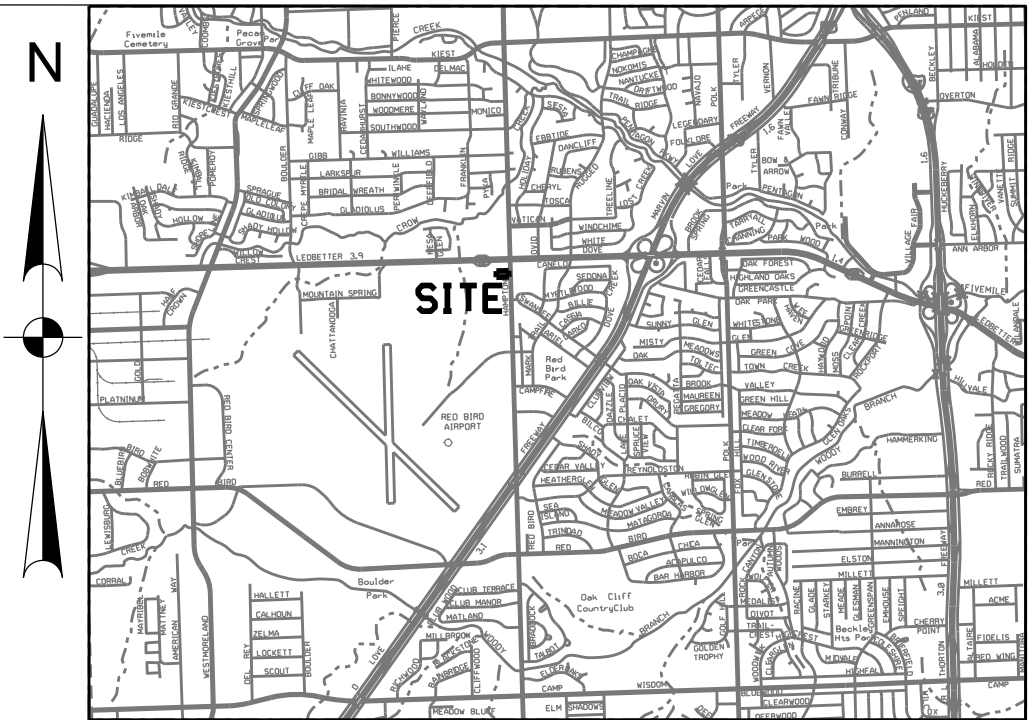
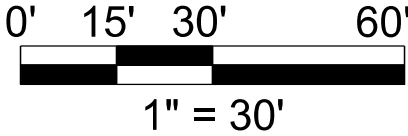


SURVEY NOTES:

1. All bearing shown are based on grid north of the State Plane Coordinate System of Texas, North Central Zone (4202), North American Datum of 1983.
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. The purpose of this plat is to create 1 lot for development.
4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval. 51A-8.611(e)
5. No existing structures will remain on the lot.
6. There are no trees on site that reach 6-inches in diameter or greater.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Hampton Road 4323 LLC, is the owner of 1.000 acre in part of City Block 6051 situated in the JOHN COX SURVEY, ABSTRACT NO. 250, and being all of that same tract of land described in a deed to Hampton Road 4323 LLC., recorded in Instrument Number 202500014961 in the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a set 1/2-inch iron rod with a yellow cap stamped "GEONAV" hereinafter referred to as "with cap" for the northeast corner of said 4323 LLC tract; and the southeast corner of a tract of land known as Lot 6, Block A/6051 of the LG Hampton SE Addition, as recorded in Instrument Number 201500039126 in the Official Public Records of Dallas County, Texas, and being the west line of South Hampton Road (Variable Right-of-Way);

THENCE South 01 degrees 08 minutes 44 seconds East, with the east line of said 4323 LLC tract, and said west line of South Hampton Road, a distance of 145.20 feet to a set 1/2-inch iron rod with cap and being the southeast corner of said 4323 LLC tract and being the northeast corner of a tract of land known as Lot 2C, Block A/6051 of Focus Center Addition Number 2, an addition to the City of Dallas, as recorded in a plat in Instrument Number 201600177428 in the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 13 minutes 16 seconds West, with the south line of said 4323 LLC tract and the north line of said Lot 2C, a distance of 300.00 feet to a found 1/2-inch iron rod for the southwest corner of said 4323 LLC tract and being an interior ell corner of said Lot 2C;

THENCE North 01 degrees 08 minutes 44 seconds West, with the west line of said 4323 LLC tract and the east line of said Lot 2C, a distance of 48.87 feet passing a found 1/2-inch iron rod with an unreadable cap for the westmost northwest corner of said Lot 2C, and the southeast corner of a tract of land known as Lot 4A, Block A/6051 of The Selena Survey Addition, an addition to the City of Dallas, as recorded in a plat in Instrument Number 200001024308 in the Official Public Records of Dallas County, Texas, continuing in all a total distance of 145.20 feet to a found 1/2-inch iron rod, and being the northwest corner of said 4323 LLC tract and being the southwest corner of a tract of land conveyed to SKC Venture Inc, as recorded in Volume 97049, Page 2857 in the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 13 minutes 16 seconds East, with the north line of said 4323 LLC tract and the south line of said SKC tract, a distance of 125.00 feet passing a found 1/2-inch iron rod with a cap stamped "RPLS 1625" for the southeast corner of said SKC tract and the southwest corner of said RIMIC tract, and continuing in all a total distance of 300.00 feet to the POINT OF BEGINNING and CONTAINNING 1.000 acres (43,559 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HAMPTON ROAD 4323 LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 1, BLOCK A/6051 EXPRESS CARWASH ADDITION 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 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, 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 ____ day of _____, 2025.

HAMPTON ROAD 4323 LLC

VIRAN NANA

STATE 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 _____, 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 OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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.

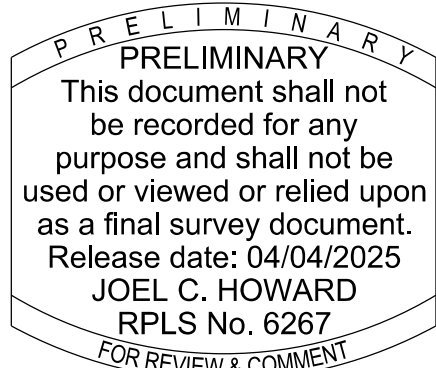
Dated this the ____ day of _____, 2025.

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

STATE 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 Joel C. Howard 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 OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas
My commission expires:



M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
SMON
FIRIC
SIR
INST.
NO.
VOL.
PG.
CM
W
SS

LEGEND:

MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SET 1/2" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "RPLS 6267"
FOUND IRON ROD (WITH CAP)
SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INSTRUMENT
NUMBER
VOLUME
PAGE
CONTROLLING MONUMENT
EXISTING WATER LINE
EXISTING SEWER LINE

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

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75008
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3579
TBPLS FIRM NO. 10194205

DATED: APRIL 04, 2025 DRAWN BY: MHJR

OWNER/DEVELOPER

HAMPTON ROAD 4323 LLC
CONTACT: VIRAN NANA
ADDRESS: 310 S INDUSTRIAL BLVD
EULESS, TX 76039
PHONE: 817-308-1780
EMAIL: viran@gcompanies.us

PRELIMINARY PLAT
LOT 1, BLOCK A/6051
EXPRESS CARWASH
ADDITION
1.000 ACRES
(43,560 SQ. FT.)
CITY BLOCK 6051
SITUATED IN THE
JOHN COX SURVEY,
ABSTRACT NO. 250
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FIRE NO. S 245-146