0' 15' 30' 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. 1" = 30' 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. OWNER: RIMIC PROPERTIES TX LLC INST. NO. 201600208634 (O.P.R.D.C.T.) **VICINITY MAP OWNER'S CERTIFICATE** NOT TO SCALE STATE OF TEXAS LOT 6, BLOCK A/6051 COUNTY OF DALLAS CALLED Ø.4825 ACRES LG HAMPTON SE ADDITION INST. NO. 201500039126 INST. NO. 201000140679 WHEREAS Hampton Road 4323 LLC, is the owner of 1.000 acre in part of City Block 6051 situated (O.P.R.D.C.T.) in the JOHN COX SURVEY, ABSTRACT NO. 250, and being all of that same tract of land described (O.P.R.D.C.T.) OWNER: SKC VENTURE INC VOL. 97Ø49, PG. 2857 in a deed to Hampton Road 4323 LLC., recorded in Instrument Number 202500014961 in the Official (D.R.D.C.T.) Public Records of Dallas County, Texas, and said tract being more particularly described as follows: 5' PRIVATE DRAINAGE POINT OF BEGINNING -EASEMENT INST. NO. 201400280949 X: 2473861.10 BEGINNING at a set 1/2-inch iron rod with a yellow cap stamped "GEONAV" hereinafter referred to LOT 1, BLOCK A/6049 Y: 6938154.54 as "with cap" for the northeast corner of said 4323 LLC tract, and the southeast corner of a tract of EXISTING STRUCTURE TRASURE YOM ADDITION 619 land known as Lot 6, Block A/6051 of the LG Hampton SE Addition, as recorded in Instrument INST. NO. 201000306992 Number 201500039126 in the Official Public Records of Dallas County, Texas, and being the west (O.P.R.D.C.T.) EXISTING STRUCTURE line of South Hampton Road (Variable Right-of-Way); LOT 4A, BLOCK A/6Ø51 TRACT LINE THE SELENA SURVEY THENCE South 01 degrees 08 minutes 44 seconds East, with the east line of said 4323 LLC tract, INST. NO. 200001024308 and said west line of South Hampton Road, a distance of 145.20 feet to a set 1/2-inch iron rod with 50.00' 20' UTILITY, INGRESS, AND EGRESS EASEMENT (O.P.R.D.C.T.) cap and being the southeast corner of said 4323 LLC tract and being the northeast corner of a tract VOL. 5440, PG. 601 (D.R.D.C.T.) of land known as Lot 2C, Block A/6051 of Focus Center Addition Number 2, an addition to the City of FOUND X-CUT. FOUND 1/2-INCH— IRON ROD 45.00' 45,00' -5'ROW DEDICATION Dallas, as recorded in a plat in Instrument Number 201600177428 in the Official Public Records of INST. NO. 201000306992 Dallas County, Texas; WATER VAULT THENCE South 89 degrees 13 minutes 16 seconds West, with the south line of said 4323 LLC tract 50.00' NER: FD DALLAS TEXAS LEDBETTER LLC INST. NO. 201500175208 (O.P.R.D.C.T.) and the north line of said Lot 2C, a distance of 300.00 feet to a found 1/2-inch iron rod for the TRACT 1 southwest corner of said 4323 LLC tract and being an interior ell corner of said Lot 2C; CALLED Ø.311 ACRES EXISTING STRUCTURE LBLS CORPORATION THENCE North 01 degrees 08 minutes 44 seconds West, with the west line of said 4323 LLC tract INST. NO. 201000140679 20.22 BLOCK A/6Ø51 and the east line of said Lot 2C, a distance of 48.87 feet passing a found 1/2-inch iron rod with an (O.P.R.D.C.T.) unreadable cap for the westmost northwest corner of said Lot 2C, and the southeast corner of a tract OWNER: HAMPTON ROAD 4323 LLC of land known as Lot 4A, Block A/6051 of The Selena Survey Addition, an addition to the City of NST. NO. 202500014961 EXISTING STRUCTURE (TO BE REMOVED) Dallas, as recorded in a plat in Instrument Number 200001024308 in the Official Public Records of RPLIN NO.P.  $\leq$ 1,000 ACRES Dallas County, Texas, continuing in all a total distance of 145.20 feet to a found 1/2-inch iron rod, (43,560 SQ.FT.) 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; (199.40′) THENCE North 89 degrees 13 minutes 16 seconds East, with the north line of said 4323 LLC tract FOUND 1/2-INCH — TRON KOD WITH AN UNREADABLE/ CAP and the south line of said SKC tract, a distance of 125.00 feet passing a found 1/2-inch iron rod with - 2' PRIVATE DRAINAGE a cap stamped "RPLS 1625" for the southeast corner of said SKC tract and the southwest corner of EASEMENT said RIMIC tract, and continuing in all a total distance of 300.00 feet to the POINT OF BEGINNING (234.68') INST. NO. 202300193903 and CONTAINNING 1.000 acres (43,559 square feet) of land, more or less. (O.P.R.D.C.T.) -----LOT 4. BLOCK A/6049 5'PRIVATE DRAINAGE HAMPTON LEDBETTER EASEMENT INST. NO. 201400280949 (O.P.R.D.C.T.) OWNER'S DEDICATION NO. 2, PHASE 1 1.0496 ACRES 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 INST. NO. 202400100315 (O.P.R.D.C.T.) 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 -FOUND 5/8-INCH \_\_\_\_\_\_ 621 28' FIRE LANE, ACCESS 8 50.00' constructed, reconstructed or placed upon, over or across the easements as shown. Said 50.00' 29' FIRE LANE, ACCESS 8 easements being hereby reserved for the mutual use and accommodation of all public utilities using 28' UTILITY EASEMENT-20' ACCESS EASEMENT OWNER: TRINITY BASIN PREPARATORY INC UTILITY EASEMENT VOL. 86119, PG. 5555 UTILITY EASEMENT or desiring to use same. All, and any public utility shall have the right to remove and keep removed INST. NO. 200001024308 (Q.P.B.D.C.T.) ÍNST. NO. 200001024308 100.00' INST. NO. 201800141029 (O.P.R.D.C.T.) all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any VOL. 86119, PG. 5555 (O.P.R.D.C.T.) / way may endanger or interfere with the construction, maintenance or efficiency of its respective 5' STREET R.O.W. DEDICATION 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 INST. NO. 202400100315 (O.P.R.D.C.T.) 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 LOT 2C, BLOCK A/6051 FOCUS CENTER ADDITION NO. 2 LOT 4C, BLOCK A/6Ø51 service required or ordinarily performed by that utility). THE SELENA SURVEY REVISED INST. NO. 201600177428 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 INST. NO. 200001024308 (O.P.R.D.C.T.) (O.P.R.D.C.T.) adopted and accepted. 5' PRIVATE DRAINAGE OWNER: F & M PROP INC INST. NO. 201200104963 (O.P.R.D.C.T.) EASEMENT 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 INST. NO. 201400280949 PLACE COUNTY 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. RECORDING LABEL HERE 5' ROW DEDICATION This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of VOL. 86119, PG. 5555 WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_\_, 2025. (5.00′) CERTIFICATE OF APPROVAL

SURVEYOR'S STATEMENT:

I, <u>Joel C. Howard</u>, 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 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

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:

ELIMINA 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. Release date: 04/04/2025 JOEL C. HOWARD RPLS No. 6267 FOR REVIEW & COMMEN'I

LEGEND:

CONTROLLING MONUMENT

EXISTING WATER LINE

**EXISTING SEWER LINE** 

(87.91')

M.R.D.C.T.

D.R.D.C.T.

SMON

FIR(C)

SIR

NO.

PG.

CM

VOL.

INST.

O.P.R.D.C.T

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

(207.01')

COMMERCE SAVINGS

VOL. 8Ø131, PG. 895

ASSOC. OF BRAZORIA CO.

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

Attest:

I, <u>Tony Shidid</u>, Chairperson or <u>Brent Rubin</u>, Vice Chairpersor

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

and same was duly approved on the \_\_\_\_\_day of

\_\_A.D. 20\_\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson

City Plan Commission

Dallas, Texas

Secretary

\_\_\_\_\_day of \_

SURVEYING • MAPPING • SCANNING

HAMPTON ROAD 4323 LLC

STATE OF TEXAS COUNTY OF DALLAS

My commission expires:

this day personally appeared

statements in the foregoing certificate are true.

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_

VIRAN NANA

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3579 TBPLS FIRM NO. 10194205

DATED: APRIL 04, 2025 DRAWN BY: MHJR

PRELIMINARY PLAT LOT 1, BLOCK A/6051 **EXPRESS CARWASH ADDITION** 

known to me to be the person

1.000 ACRES (43,560 SQ. FT.) CITY BLOCK 605 SITUATED IN THE JOHN COX SURVEY ABSTRACT NO. 250 CITY OF DALLAS,

GEONAV

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on

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

DALLAS COUNTY, TEXAS CITY PLAN FIRE NO. S 245-146