

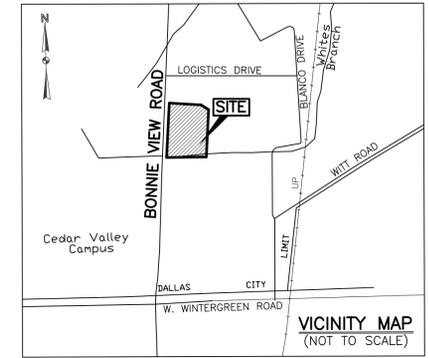
- NOTES:**
1. Basis of bearing is based on Grid North of the Texas State Plane Coordinate system, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 2. The Grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
 3. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 4. The purpose of this plat is to create one lot out of a part of a platted lot and an unplatted tract of land.
 5. Property subject to permitted exceptions and restrictive covenants set forth in Instrument No. 202100285927, O.P.R.D.C.T.
 6. Contours shown herein are were provided by other source shown here for reference only.

LEGEND

VOL. ~	VOLUME
PG ~	PAGE
WV ~	WATER VALVE
WM ~	WATER METER
C/O ~	CLEAN OUT
F.H. ~	FIRE HYDRANT
L.P. ~	LIGHT POLE
P.P. ~	POWER POLE
EASM'T. ~	EASEMENT
NTS ~	NOT TO SCALE
S.D. M.H. ~	STORM DRAIN MANHOLE
S.S. M.H. ~	SANITARY SEWER MANHOLE
T.B.M. ~	TEMPORARY BENCHMARK
C.M. ~	CONTROLLING MONUMENT
PED. ~	PEDESTAL
FIR ~	FOUND IRON ROD
RCP ~	REINFORCED CONCRETE PIPE
P.O.B. ~	POINT OF BEGINNING
ROW ~	RIGHT-OF-WAY
PL ~	PROPERTY LINE
CL ~	CENTER LINE
SL ~	SURVEY LINE
SIR ~	SET IRON ROD
D.R.D.C.T.	DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	DENOTES OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
KSC-4125 ~	KEETON SURVEYING COMPANY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4125

TREE LEGEND:

COMMON NAME	SCIENTIFIC NAME
OAK	GENUS QUERCUS
HACKBERRY	CELTIS OCCIDENTALIS L.
ELM	ULMUS AMERICANA
CEDAR	CEDRUS LIBANI
COTTONWOOD	POPULUS DELTOIDES



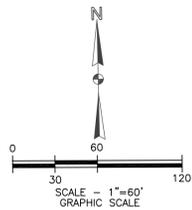
PRELIMINARY PLAT
BONNIE VIEW 9.5 ADDITION
LOT 1, BLOCK A/8314
 BEING A REPLAT OF A PART OF LOT 1, BLOCK A/8314
 IRVING ADDITION
 AND A 6.86 ACRE TRACT IN THE
 WILLIAM H. NEWTON SURVEY SURVEY, ABSTRACT NO. 1074
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000031 & S245-195
 415,262 SQ. FT. OR 9.533 ACRES
 DATE: JUNE 11, 2025

OWNER:
 CPAC, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 101 N.W. 8TH STREET
 GRAND PRAIRIE, TEXAS 75050
 PH# (214) 460-2728
 EMAIL: INFO@CHOKASPM.COM

PREPARED BY:
 KEETON SURVEYING COMPANY
 H.B. KEETON M.S. KEETON
 2037 DALWORTH STREET
 GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500
 E-MAIL: ksc4019@sbcglobal.net

RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.



OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, **CPAC, LLC, a Delaware Limited Liability Company**, is the sole owner of a 9.533 acre tract of land situated in the William H. Newton Survey, Abstract No. 1074, City of Dallas Block No. 8314 in the City of Dallas, Texas, said 9.533 acre tract consisting of two tracts called Tract 1 and Tract 2 described in Special Warranty Deed to CPAC, LLC, a Delaware Limited Liability Company, recorded in Instrument No. 202100285927, of the Official Public Records of Dallas County, Texas, said tracts being (Tract 1) a part of Lot 1, Block A/8314, of Irving Addition, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 95093, Page 384, of the Deed Records of Dallas County, Texas, and (Tract 2) a 6.86 acre tract of land, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod with red cap marked "KHA" found for corner in the east right-of-way line of Bonnie View Road (a 100' right-of-way according to the deed thereof recorded in Volume 3435, Page 374, of the Deed Records of Dallas County, Texas), and being the common southwest corner of Lot 1, Block A/8314 of said IRVING ADDITION and the northwest corner of Lot 1, Block A/8322 of PENSKE ADDITION, an addition to the City of Dallas, Texas, recorded in Instrument No. 201900242284 of the Official Public Records of Dallas County, Texas;

THENCE N. 03°02'37" E., 207.64 feet along the east line of Bonnie View Road to a 5/8 inch iron rod with yellow cap marked "RPLS 5111" found at the northwest corner of said Tract 1 same being the northwest corner of said Lot 1, Block A/8314 and the southwest corner of said Tract 2;

THENCE N. 02°51'34" E., 560.36 feet along the east line of Bonnie View Road and the west line of said Tract 2 to a 5/8 inch iron rod with yellow cap found at the northwest corner of said Tract 2 and the most west southwest corner of a 42.8062 acre tract called Tract 1 described in Special Warranty Deed to Wintergreen Logistics Owner, LP, recorded in Instrument No. 202200166800, of the Official Public Records of Dallas County, Texas;

THENCE S. 81°51'03" E., 3.88 feet along the north line of said Tract 2 and a south line of said Tract 1 Wintergreen to a 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block A/8314 Lot 1, Bonnie View 9.5 KSC 4125" set for angle point;

THENCE S. 86°42'25" E., 446.47 feet along the north line of said Tract 2 and a south line of said Tract 1 Wintergreen to a 5/8 inch iron rod with yellow cap marked "RPLS 5111" for an angle point at the north corner of a corner clip line;

THENCE S. 58°26'05" E., 124.90 feet along said corner clip line of said Tract 2 and Tract 1 Wintergreen to a 5/8" iron rod with yellow cap marked "RPLS 5111" found for the south corner of said corner clip line;

THENCE S. 02°50'53" W., 667.78 feet along the east line of said Tract 2 and said Tract 1 same being over and across said Lot 1, and with a west line of said Tract 1 Wintergreen to a 5/8 inch iron rod with red cap marked "KHA" found for the southeast corner of said Tract 1 CPAC LLC and the northeast corner of Lot 1, Block A/8322, Penske Addition, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201900242284, of the Official Public Records of Dallas County, Texas;

THENCE S. 89°08'07" W., 561.86 feet along the south line of said Tract 1 CPAC, LLC same being the south line of said Lot 1, Block A/8314 and the north line of said Lot 1, Block A/8322 to the **POINT OF BEGINNING** and **CONTAINING** 415,262 square feet or 9.533 acres of land, more or less.

SURVEYORS STATEMENT:

I, **Kurtis R. Webb**, 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.

"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"

Kurtis R. Webb
Texas Registered Professional Land Surveyor No. 4125

SURVEYORS ACKNOWLEDGMENT:

State of Texas
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

"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"

Notary Public

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CPAC, LLC, a Delaware Limited Liability Company**, does hereby adopt this plat, designating the herein described property as **BONNIE VIEW 9.5 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 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 _____, 20____.

"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"

By: Angelo Chokas-Chokas
Owner

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Angelo Chokas-Chokas**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

"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"

Notary Public

CERTIFICATE OF APPROVAL
<p>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.</p>
<p style="text-align: right;">_____</p> <p style="text-align: right;">Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p>
<p>Attest:</p> <p style="text-align: right;">_____</p> <p style="text-align: right;">Secretary</p>

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BONNIE VIEW 9.5 ADDITION
LOT 1, BLOCK A/8314
BEING A REPLAT OF A PART OF LOT 1, BLOCK A/8314
IRVING ADDITION
AND A 6.86 ACRE TRACT IN THE
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DATE: JUNE 11, 2025

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A DELAWARE LIMITED LIABILITY COMPANY
101 N.W. 8TH STREET
GRAND PRAIRIE, TEXAS 75050
PH# (214) 460-2728
EMAIL: INFO@CHOKASPMO.COM

PREPARED BY:
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H.B. KEETON M.S. KEETON
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