

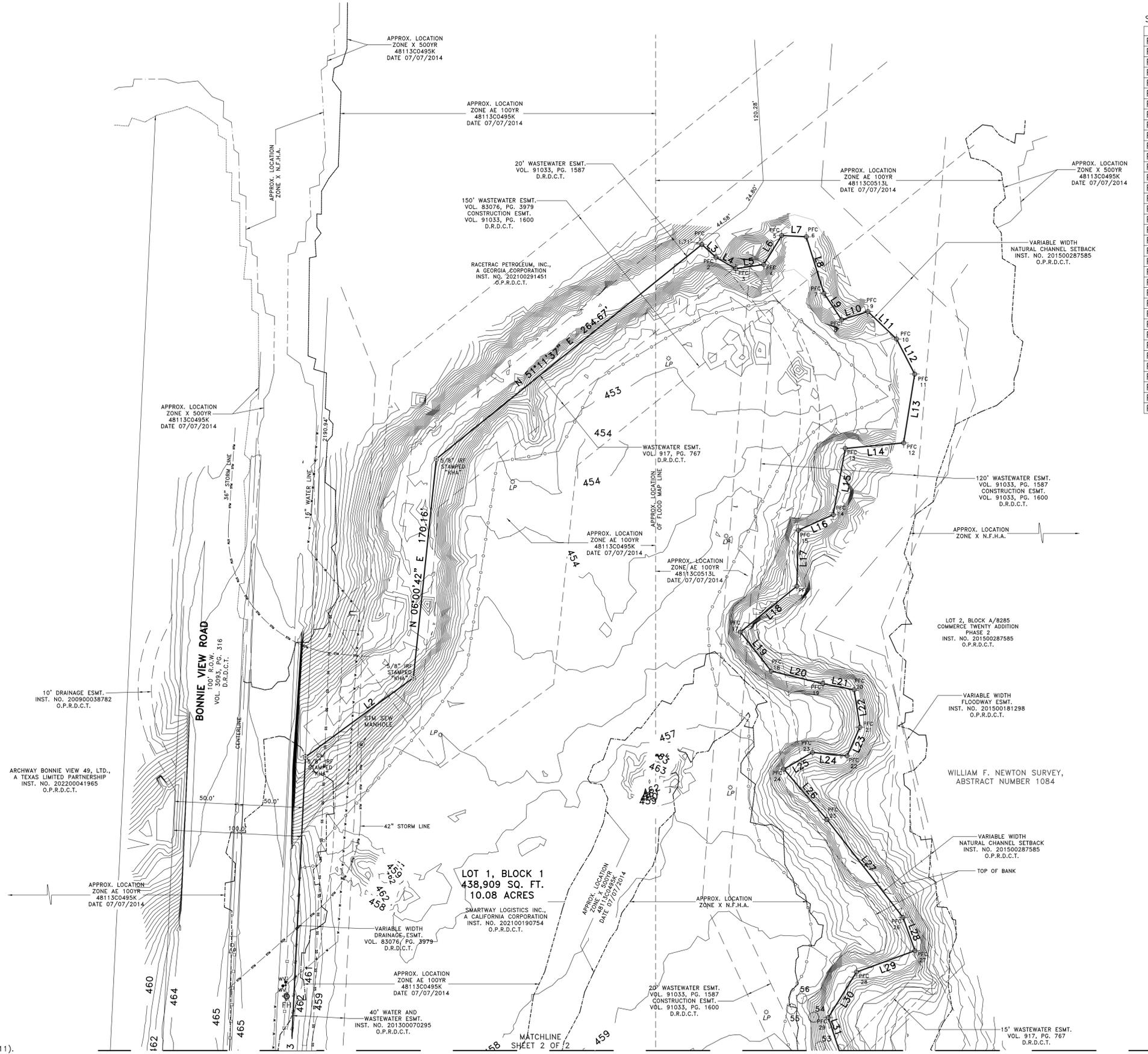
VICINITY MAP
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	S 59°20'16" E	65.04'
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'

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
 IPF = IRON PIPE FOUND
 APPROX. = APPROXIMATE

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.



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

TREE TABLE

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

CERTIFICATE OF APPROVAL
 I, Tony Shiddiq, 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 2 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

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

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