

OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, 24K HOLDINGS, L.L.C., is the owner of a tract of land situated in the McKinney & Williams Survey, Abstract No. 1006, City of Dallas Block No. 8795, Dallas County, Texas, and being a portion of a called 7.28 acre tract of land described in the Special Warranty Deed with Vendor's Lien to 24K Holdings, L.L.C., recorded in Instrument No. 202200304007, Official Public Records, Dallas County, Texas, Release of Lien, recorded in Instrument No. 202400139743, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the east right-of-way line of Kleberg Road (a variable width right-of-way) and the northeast right-of-way line of U.S. Highway 175 (C.F. Hawn Freeway, a variable width right-of-way), and being an angle point of a tract of land designated as "Parcel E-315 & E-318" in the Warranty Deed to City of Dallas, 1500 Marilla Street, Dallas, County, Texas, 75201, recorded in Instrument No. 201100161619, Official Public Records, Dallas County, Texas;

THENCE with the northeast line of said U.S. Highway 175, the following courses and distances:

South 24°26'53", a distance of 65.01 feet to the west corner of a tract of land designated as "PARCEL E-319" in the Warranty Deed to City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201, recorded in Instrument No. 201500027568, Official Public Records, Dallas County, Texas, and being the southwest corner of said "PARCEL E-315 & E-318", from which a 4" brass disk stamped "TEXAS HIGHWAY DEPARTMENT R.O.W. NO." found bears South 79°21'34" West, a distance of 2.34 feet; South 50°01'47" East, a distance of 372.36 feet, a 5/8-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for the most southerly southwest corner of said 7.28 acre tract, and being the south corner of a called 0.829 acre tract of land described in the Warranty Deed with Vendor's Lien to Jessie Foster, and wife, Patricia Foster, recorded in Volume 99085, Page 2575, Deed

South 50°01'47" East, a distance of 218.44 feet to the a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE North 00°08'57" West, over and across said 7.28 acre tract, a distance of 385.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the common line of said 7.28 acre tract and a called 1.857 acre tract of land described in the Warranty Deed with Vendor's Lien to Carolyn D. Putney, recorded in Volume 2004082, Page 5898, Official Public Records, Dallas County, Texas, from which a Wood Highway Marker found for the south corner of said 7.28 acre tract bears South 58°10'42" East, a distance of 293.54 feet;

THENCE with the common line of said 7.28 acre tract and said 1.857 acre tract, the following courses and

North 89°24'28" East, a distance of 272.03 feet to 4-inch metal post found for an interior el corner of said 7.28 acre tract, same being the southeast corner of said 1.857 acre tract; North 00°11'12" West, a distance of 195.69 feet to a 1/2-inch iron rod found for the most northerly northwest corner of said 7.28 acre tract, same being the northeast corner of said 1.857 acre tract, and being in the south right-of-way line of Ravenview Road (a 60-foot right-of-way, Volume 2097, Page

THENCE North 89°46'51" East, with the north line of said 7.28 acre tract and the south right-of-way line of said Ravenview Road, a distance of 74.01 feet to a 5/8-inch iron rod with yellow cap stamped "CBG SURVEYING" found for the northeast corner of said 7.28 acre tract, and the northwest corner of a tract of land described in the Warranty Deed with Vendor's Lien to Jacob Basilio, recorded in Instrument No. 201100065261, Official Public Records, Dallas County, Texas;

THENCE South 00°05'17" East, with the common line of said 7.28 acre tract and said Basilio tract, passing at a distance of 309.75 feet, an interior el corner of said 7.28 acre tract, same being the southwest corner of said Basilio tract, and continuing over and across said 7.28 acre tract, a total distance of 314.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE continuing over and across said 7.28 acre tract, the following courses and distances:

South 88°45'20" West, a distance of 101.98 feet to a 5/8-inch iron pipe found for corner; South 00°08'57" East, a distance of 423.62 feet to a 5/8-inch iron rod with red plastic cap stamped

THENCE with the northeast right-of-way line of said U.S. Highway 175, the following courses and

North 58°10'42" West, a distance of 265.23 feet to a 5/8-inch iron rod with yellow cap stamped "CBG

North 50°01'47" West, a distance of 24.33 feet to the POINT OF BEGINNING and containing a

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 24K HOLDINGS, LLC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as SAFSTOR FRONTAGE 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 Dallas.	platting ordinances, rule	es, regulations, an	d resolutions of the C
WITNESS, my hand at	, Texas, this the	day of	, 2025.
By: 24K HOLDINGS, L.L.C.,			
- , ,			
Name: Mike Aghvarian			

STATE OF TEXAS

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

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I. David J. De Weirdt, 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 Dallas Development Code (Ordinance no. 1944, 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) 8 (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final

Dated this the , 2025 _ day of _

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

David J. De Weirdt Registered Professional Land Surveyor No. 5066 Kimlev-Horn and Associates, Inc. 801 Cherry Street, Unit 11, #1300 Fort Worth, Texas, 76102 Ph. (817) 335-6511 david.deweirdt@kimley-horn.com

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared David J. De Weirdt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same 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

Notary Public in and for the State of Texas

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 2. The purpose of this plat is to create a lot for development.
- 3. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- 4. No buildings exist within the boundaries of this plat.

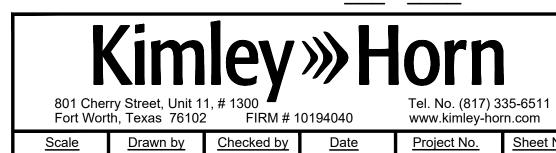
FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0510K for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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SAFSTOR FRONTAGE ADDITION **LOT 1, BLOCK A/8795**

BEING 3.220 ACRES SITUATED IN THE McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1006 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE No. S245-113 ENGINEERING No. ____T-__



Feb. 2025

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DJD