

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	42°59'54"	323.50'	242.77'	237.12'	S53°26'24"E
C2	58°46'30"	326.50'	334.93'	320.44'	S61°19'42"E
C3	44°27'51"	412.00'	319.73'	311.77'	N68°42'26"W
C4	28°27'51"	468.00'	232.50'	230.12'	N60°42'26"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N53°28'32"E	32.12'
L2	S74°56'21"E	38.46'
L3	S31°56'27"E	67.27'
L4	N89°17'03"E	58.97'
L5	S89°03'39"W	40.00'

GENERAL NOTES:

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, North American datum of 1983.
- Purpose of this replat is to update the boundaries to omit the recorded right-of-way dedication and add any easements necessary for development.

FLOOD NOTE

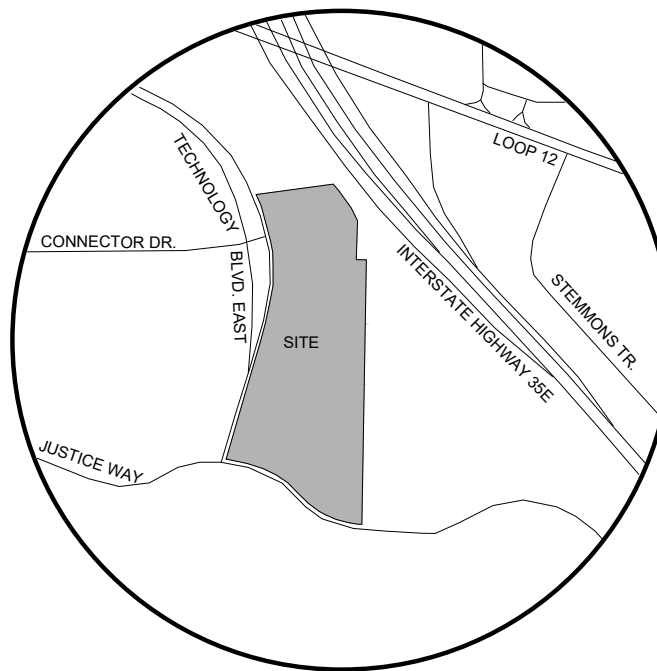
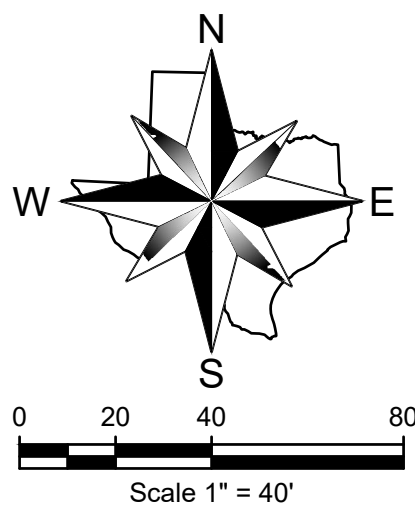
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0310J, dated August 23, 2001, this property is within Flood Zones AE and X (Shaded).

Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

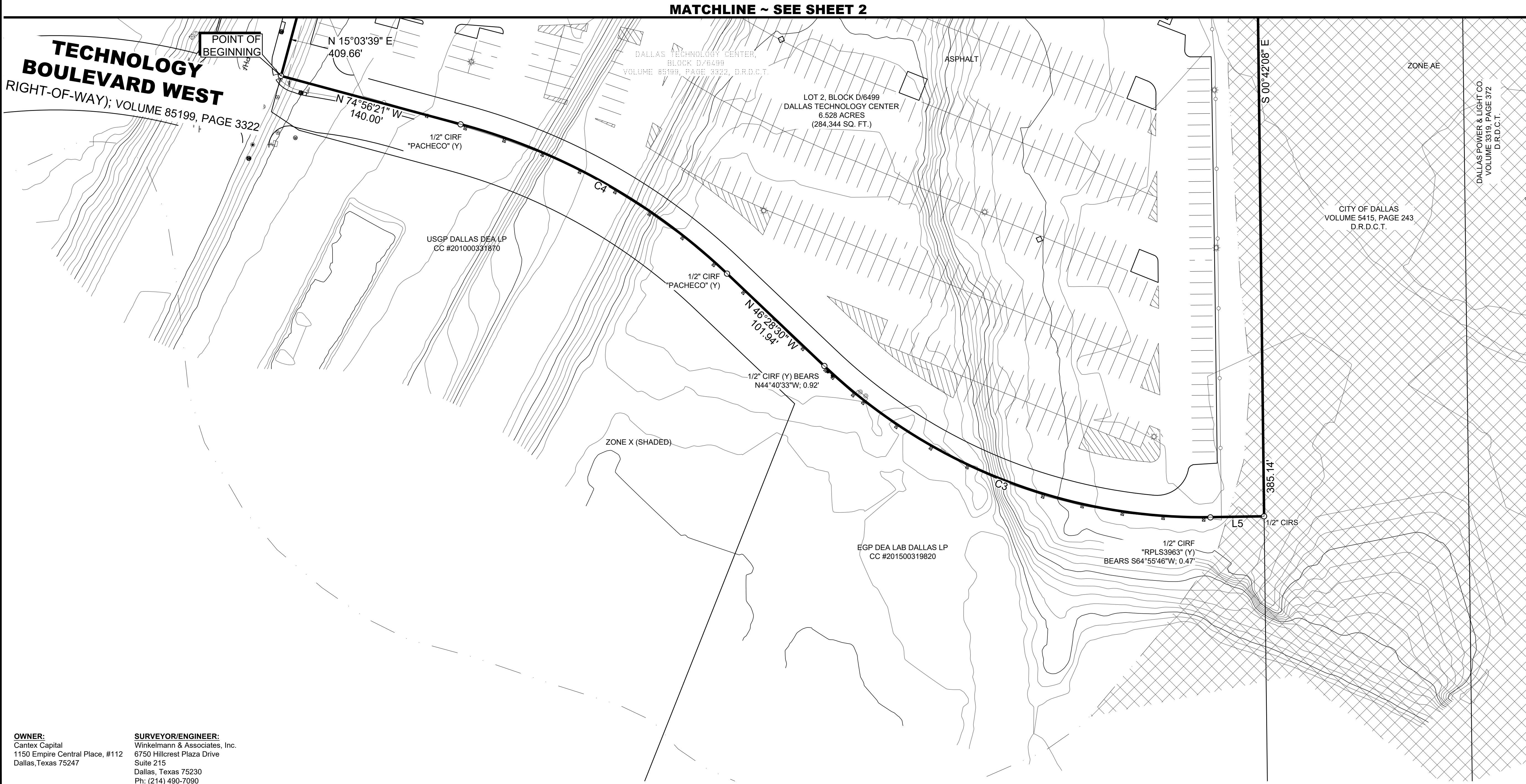
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND	
IRF	Iron rod found
IPF	Iron pipe found
MAG FD	Mag-nail found
CIRF	Capped iron rod found
CM	Controlling Monument
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
CC #	County Clerk's Instrument No.
○	Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES DALLAS TECHNOLOGY CENTER R.P.L.S. 5714" set
CIRS	1/2" iron rod with yellow cap stamped "WINKELMANN" set



VICINITY MAP
NOT TO SCALE

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1150 EMPIRE CENTRAL PLACE, SUITE 325
DALLAS, TEXAS 75247
PHONE: (214) 490-7090
FAX: (214) 490-7099
E-MAIL: info@winkelmanna.com
WWW.WINKELMANN-AND-ASSOCIATES.COM
COPYRIGHT © 2025 Winkelmann & Associates, Inc.



OWNER:
Cantex Capital
1150 Empire Central Place, #112
Dallas, Texas 75247

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Ph: (214) 490-7090

PRELIMINARY PLAT
DALLAS TECHNOLOGY CENTER
LOT 2, BLOCK D/6499
BEING A REPLAT OF BLOCK D/6499, OF THE DALLAS TECHNOLOGY CENTER, OUT OF THE BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-162
CITY ENGINEER PLAN FILE NO. _____

PRELIMINARY PLAT
DALLAS TECHNOLOGY CENTER
LOT 2, BLOCK D/6499

DATE: 04.17.25
SCALE: 1" = 40'
FILE: 81017.00-PPLT-L12
PROJECT NO.: 81017.00

SHEET
1
3

BENJAMIN MERRILL SURVEY
ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CANTEX CAPITAL
1150 EMPIRE CENTRAL PLACE, #112, DALLAS, TEXAS 75247

CURVE TABLE					
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GENERAL NOTES:

1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
2. Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
3. Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, North American datum of 1983.
4. Purpose of this replat is to update the boundaries to omit the recorded right-of-way dedication to create 2 separate lots and add any easements necessary for development.

FLOOD NOTE

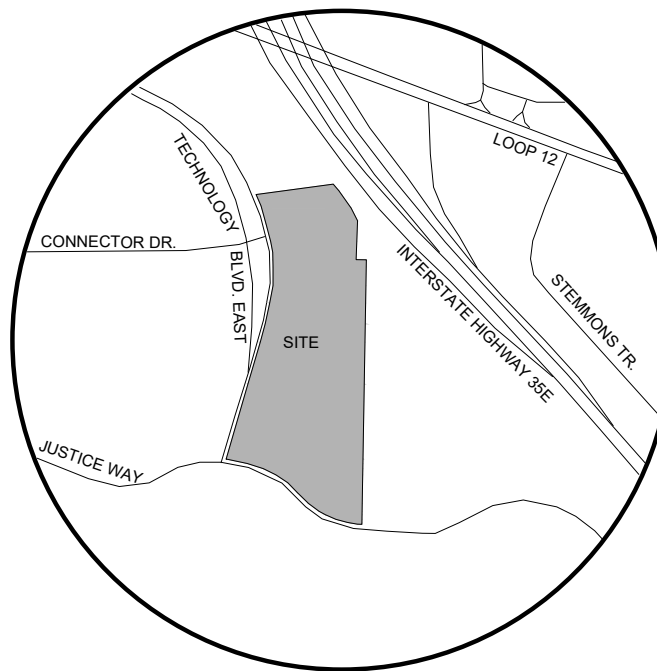
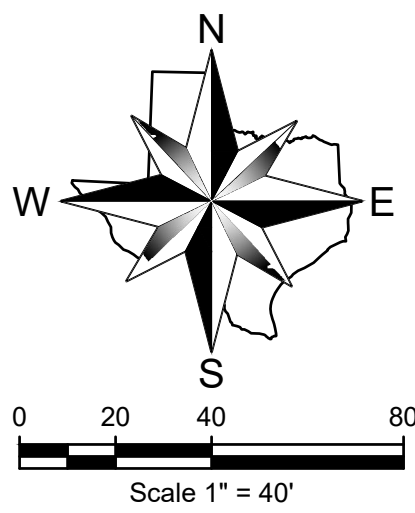
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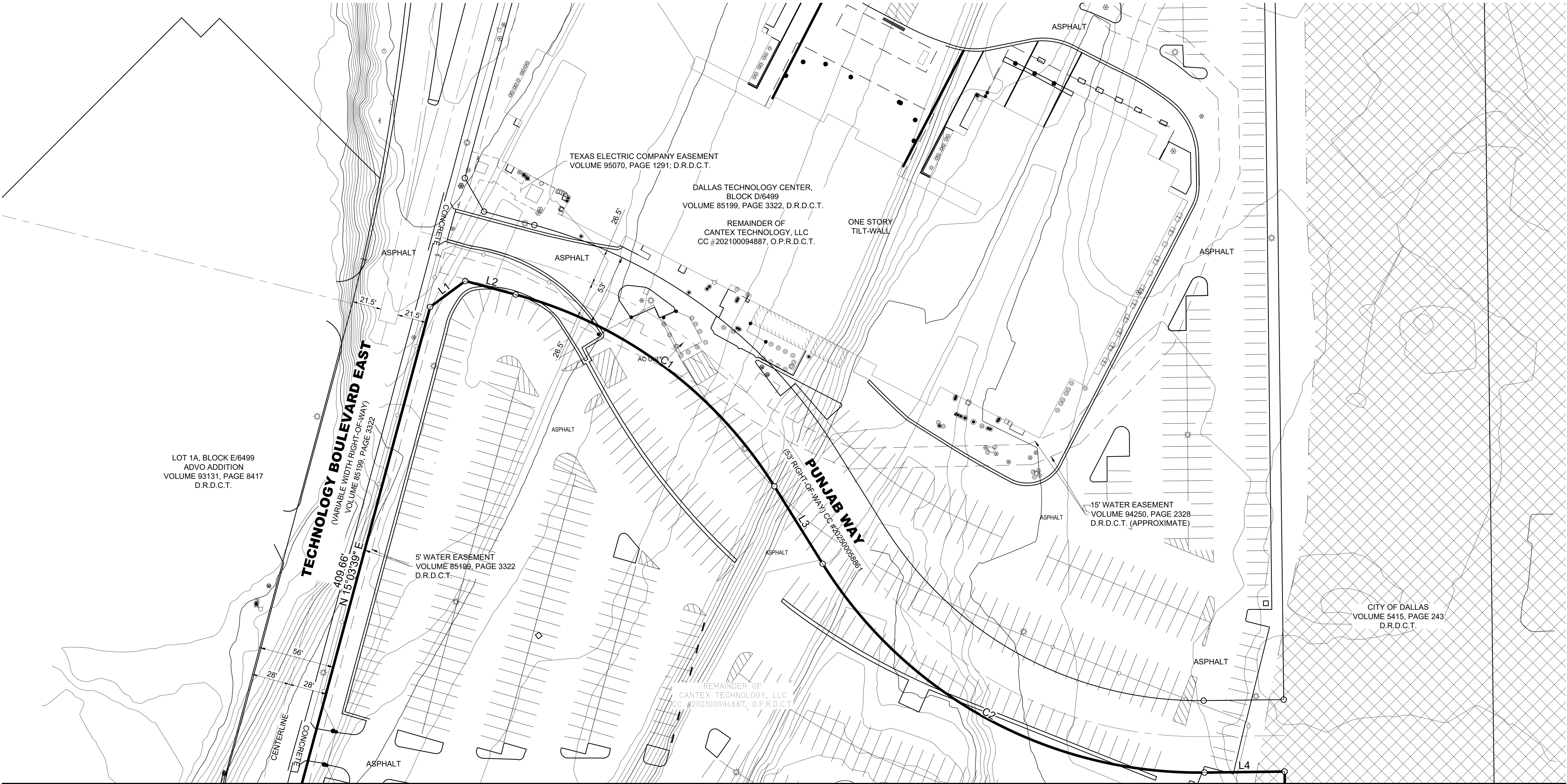
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CIRS	1/2" iron rod with yellow cap stamped "WINKELMANN" set



VICINITY MAP
NOT TO SCALE



MATCHLINE ~ SEE SHEET 1

OWNER:
Cantex Capital
1150 Empire Central Place, #112
Dallas, Texas 75247

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Ph: (214) 490-7090

PRELIMINARY PLAT
DALLAS TECHNOLOGY CENTER
LOT 2, BLOCK D/6499
BEING A REPLAT OF BLOCK D/6499, OF THE DALLAS TECHNOLOGY CENTER, OUT OF THE BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-162
CITY ENGINEER PLAN FILE NO. _____

Date : 04.17.25
Scale : #####
File : 81017.00-PPLT-L12
Project No. : 81017.00

SHEET
2
3

BENJAMIN MERRILL SURVEY
ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CANTEX CAPITAL
1150 EMPIRE CENTRAL PLACE, #112, DALLAS, TEXAS 75247

PRELIMINARY PLAT
DALLAS TECHNOLOGY CENTER
LOT 2, BLOCK D/6499

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1150 EMPIRE CENTRAL PLACE, SUITE 215
DALLAS, TEXAS 75230
PHONE: (214) 490-7090 FAX: (214) 490-7091
Texas Engineer Registration No. 0000000000
COPYRIGHT © 2025 Winkelmann & Associates, Inc.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEGINNING at a 1/2-inch iron rod with yellow plastic cap found for the Southwest corner of said Cantex Technology, LLC tract, at the intersection of the North right-of-way of Technology Boulevard West, a variable width right-of-way, with the East right-of-way of Technology Boulevard East, a variable width right-of-way

THENCE departing the East right-of-way of said Technology Boulevard East, along the South lines of said City of Dallas tract (CC #202500058861, hereinafter known as Punjab Way, a 53-foot right-of-way), the following courses and distances:

South 74 degrees 56 minutes 21 seconds East, a distance of 38.46 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to right having a radius of 323.50 feet, a central angle of 42 degrees 59 minutes 56 seconds, a chord bearing of South 53 degrees 26 minutes 24 seconds East, and a chord length of 237.12 feet;

South 31 degrees 56 minutes 27 seconds East, a distance of 67.27 feet to a mag-nail with a metal disk stamped "W.A.I. R.P.L.S. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 326.50 feet, a central angle of 58 degrees 46 minutes 33 seconds, a chord bearing of South 61 degrees 19 minutes 42 seconds East, and a chord length of 320.44 feet;

North 89 degrees 17 minutes 03 seconds East, a distance of 58.97 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for Southeast corner of said City of Dallas tract (CC #202500058861) on the West line of a tract of land as described in Deed to the City of Dallas as recorded in Volume 5415, Page 243, Deed Records, Dallas County, Texas, and the East line of said Cantex Technology, LLC tract;

South 89 degrees 03 minutes 39 seconds West, a distance of 40.00 feet to a point for corner from which a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 3963" found bears South 64 degrees 55 minutes 46 seconds West, a distance of 0.47 feet, said point being the beginning of a curve to the right having a radius of 412.00 feet, a central angle of 44 degrees 27 minutes 51 seconds, a chord bearing of North 68 degrees 42 minutes 26 seconds West, and a chord length of 311.77 feet;

North 46 degrees 28 minutes 30 seconds West, a distance of 101.94 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO" found for corner and the beginning of a curve to the left having a radius of 468.00 feet, a central angle of 28 degrees 27 minutes 51 seconds, a chord bearing of North 60 degrees 42 minutes 26 seconds West, and a chord length of 230.12 feet;

THENCE North 74 degrees 56 minutes 21 seconds West, continuing along the South line of said Cantex Technology, LLC tract, a distance of 140.00 feet to the POINT OF BEGINNING.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 16th day of August, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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.

Cantex Capital, a Texas non-profit corporation

STATE OF TEXAS §
COUNTY OF DALLAS §

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

By: _____
Authorized signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Notary Public in and for the State of Texas

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Leonard J. Lukea, 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, sections 51A-6.617 (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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelman & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed.

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

Notary Public in and for the State of Texas

OWNER:
Cantex Capital
1150 Empire Central Place, #112
Dallas, Texas 75247

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Ph: (214) 490-7090

PRELIMINARY PLAT
**DALLAS TECHNOLOGY
 CENTER**
 LOT 2, BLOCK D/6499
 BEING A REPLAT OF BLOCK D/6499, OF THE DALLAS
 TECHNOLOGY CENTER, OUT OF THE BENJAMIN MERRILL
 SURVEY, ABSTRACT NO. 932
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 CITY PLAN FILE NO. S245-162
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Winkmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 480-7090
 DALLAS, TEXAS 75230 (972) 480-7099 FAX

Texas Engineers Registration No. 89
 Texas Surveyors No. 1009500 Expires 12/31/2025
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BENJAMIN MERRILL SURVEY
ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY TEXAS

11150 EMPIRE CENTRAL PLACE, #1112, DALLAS, TEXAS 75247
CANTEX CAPITAL

PRELIMINARY PLAT
DALLAS TECHNOLOGY CENTER
LOT 2, BLOCK D/6499

Date: 04.17.25
Scale: #####
File: 81017.00
Project No.: 81017.00

SHEET
3
OF
3