STATE OF TEXAS COUNTY OF DALLAS REGISTERED PROFESSIONAL SURVEYORS WHEREAS, 7030 W. Wheatland Rd., LLC, is the sole owner of all those certain tracts, parcels. or lots of land located in the Phillip Kimmell Survey, Abstract No. 723, City of Dallas, County of LAND SURVEYORS L.P. Dallas, State of Texas, according to the deed recorded in County Clerk's Instrument No. 202300028183, Deed Records, Dallas County, Texas. Being in Dallas City Block 8604 and • LAND • TOPOGRAPHIC being a portion of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas • CONSTRUCTION SURVEYING County, Texas, according to the plat recorded in Volume 86091, Page 1329, Deed Records, FIRM NO. 10094900 Dallas County, Texas, and being all of and being more particularly described by metes and METRO 817-429-0194 W. Wheatland Road bounds as follows: FAX 817-446-5488 P. O. BOX 8873 FORT WORTH, TEXAS 76124 hsbeasley@msn.com BEGINNING at a 1/2" iron rod stamped "Corner Stone Inc." found at the northeast corner of said 7030 W. Wheatland Rd., LLC tract, being the northwest corner of Lot 1. Block 10. First Section Clark—Wheatland Road Center, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 79123, Page 1396, Deed Records, Dallas County, Texas; Murphy USA Real Estate LKE #14, L.P. |< 30<sup>2</sup> THENCE S01°10'43"E, along the east line of said 7030 W. Wheatland Rd., LLC tract and the Murphy USA Real Estate LKE #14, L.P. ROW Dedi 86236, P. D.R.D.C.T west line of said Lot 1, a distance of 175.06 feet to a 1/2"iron rod found at the southeast corner of said 7030 W. Wheatland Rd., LLC tract and at the southwest corner of said Lot 1, being the Block A Dallas City Block 8721 northwest corner of Lot 2, Block 10, H.R. & V.R. Addition, an addition to the City of Dallas, Block A Dallas City Block 8721 Dallas City Block 8721 Dallas County, Texas, recorded in Instrument No. 20070420088, Deed Records, Dallas County, V. 86236, P. 258 D.R.D.C.T. approx. location 16" water line THENCE S88°47'23"W, along the south line of said 7030 W. Wheatland Rd., LLC tract, a distance of 247.88 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southwest corner of said 7030 W. Wheatland Rd., LLC tract; Vicinity Map \_\_\_\_\_\_ Not to Scale THENCE NO1°18'46"W, along the west line of said 7030 W. Wheatland Rd., LLC tract, a This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land 8" water line distance of 174.88 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest Surveyor of the State of Texas, have surveyed the above described property on corner of said 7030 W. Wheatland Rd., LLC tract, being in the north line of Lot 3, Block 10, W. Wheatland Road the ground, and that all lot corners, angle points, and points of curve shall be Nitsche Addiiton, an addition to the City of Dallas, Dallas County, Texas, according to the plat set after construction and will be 1/2" iron rods capped and stamped "BEASLEY" recorded in Volume 86091, Page 1329, Deed Records, Dallas County, Texas; RPLS 6066" unless otherwise noted. Irons that are damaged, disturbed, or not so marked are not original. THENCE N88°44'58"E, along the north line of said Lot 3 and the north line of said 7030 W. Preliminary, this document shall not be recorded Wheatland Rd., LLC tract, at a distance of 48.53 feet passing a 1/2" iron rod found at the for any purpose and shall not be used or viewed northeast corner of said Lot 3, continuing along the north line of said 7030 W. Wheatland Rd., L=:38:27' or relied upon as a final survey document. LLC tract in all a distance of 248.29 feet to the point of beginning, containing 0.996 acres of **´**51.47**`**、 Kenneth R. Rogers, R.P.L.S. Point of Texas Registration No. 6066 Beainnina<sup>2</sup> The bearings recited hereon are oriented to NAD83 Texas North Central Zone. STATE OF TEXAS Tract II: TA Access Div COUNTY OF DALLAS §  $50,638 \setminus sa. \setminus ft.$ WHEREAS, LIDL US Operations, LLC, is the sole owner of all those certain tracts, parcels, or 1.162 kcres1 story stucco building lots of land located in the Phillip Kimmell Survey, Abstract No. 723, City of Dallas, County of BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Dallas, State of Texas, according to the deed recorded in County Clerk's Instrument No. R. Rogers, known to me to be the person whose name is subscribed to the 201700239715, Deed Records, Dallas County, Texas. Being in Dallas City Block 8604 and IMTAA, LLC Inst. No. 201800300303 D.R.D.C.T. foregoing instrument and acknowledged to me that he executed the same for the being a portion of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas purposes and consideration therein expressed. County, Texas, according to the plat recorded in Volume 86091, Page 1329, Deed Records, Block 10
Dallas City Block 8604 Dallas County, Texas, and being a portion of Tract 3 in said deed to LIDL US Operations, LLC, GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_ day of \_\_\_\_\_, 2024. First Section
Clark—Wheatland Road Center and being more particularly described by metes and bounds as follows: approx. location 30" water line BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 6066" found at the northwest corner of saiX«LE??d LoX«LÉ??t 3, being in the north line of said Tract 3; NOTARY PUBLIC DALLAS COUNTY, TEXAS THENCE N88°44'58"E, along the north line of said Lot 3, a distance of 51.47 feet to a 1/2" iron North 100' Lot 2 rod stamped "Beasley RPLS 6066" set at the northwest corner of a tract of land described in the 17.5' Sanitary Sewer deed to 7030 W. Wheatland Rd., LLC, recorded in County Clerk's Instrument No. 202300028183, Deed Records, Dallas County, Texas; Non-Exclusive Easement Inst. No. 201700239716 D.R.D.C.T. Harold R. Russell THENCE S01°18'46"E, along the west line of said 7030 W. Wheatland Rd., LLC tract, a Non-Exclusive Easement Inst. No. 201700239716 D.R.D.C.T. distance of 140.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in the south line of \approx. location 6"\_ said Lot 3, being in the most easterly north line of said Tract 3; THENCE S88°44'58"W, along the south line of said Lot 3 and the most easterly north line of 150.00' said Tract 3, a distance of 51.83 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found at the southwest corner of said Lot 3 and at an ell corner of said Tract 3; | | | | Block 10 Dallas City Block 86 THENCE N01°09'48"W, along the west line of said Lot 3 and the most westerly east line of said HR & VR Addition Inst. No. 20070420088 D.R.D.C.T. Tract 3, a distance of 140.00 feet to the point of beginning, containing 0.166 acres of land. RIM ELEV. = 732.80'The bearings recited hereon are oriented to NAD83 Texas North Central Zone. 8825 Clark Ry NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, 7030 W. Wheatland Rd., LLC, does hereby adopt this plat designating the herein above FL 24" RCP OUT (W) = 5.04' described real property as Lots 3R1 and 3R2, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon. WITNESS MY HAND AT Dallas, Dallas County, Texas, this the \_\_\_\_ day of L=52.23' R=101.80 The purpose of this plat is to prepare the property for development by creating 2 lots from 1 platted lot and a 0.996 70.00' acre tract of unplatted land. 62.50' Common Area FL 8" PVC IN (N) = 10.53' Dallas City Block 8604 Fourth Section Umar Ibrahim FL 8" PVC IN (E) = 10.69'\_ FL 8" PVC OUT (S) = 11.04President Sugarberry Hill V. 79104, P. 332 D.R.D.C.T. RIM ELEV. = 715.12'7030 W. Wheatland Rd., LLC 27 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, LIDL US Operations, LLC, LLC, does hereby adopt this plat designating the herein above described real property as Lots 3R1 and 3R2, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public's use the 1 = 44.59The subject property is not graphically L=33.47 R=50.00 streets and easements shown thereon. depicted in the 100 year flood zone A, R=50.00 R=50.00 AE, AH, AO, AR, A99, V, VE, or X (other L=21.43' flood areas), according to the Federal WITNESS MY HAND AT Dallas, Dallas County, Texas, this the \_\_\_\_ day of Emergency Management Agency Flood Insurance Rate Map of Dallas County, Texas and Incorporated areas, Map No. 48113C0465 L revised March 21, 2019. Sugarberry Place The property being located in Zone X (Areas determined to be outside the Alexandria Water 0.2% annual chance flood plain.), Real Estate Manager according to said map. Lidl US Operations, LLC STATE OF TEXAS STATE OF TEXAS COUNTY OF DALLAS § COUNTY OF DALLAS BEFORE ME, the undersigned authority, on this day personally appeared Umar Ibrahim, BEFORE ME, the undersigned authority, on this day personally appeared Alexandria Water, Revised Plat President, 7030 W. Wheatland Rd., LLC, known to me to be the person whose name is Real Estate Manager, Lidl US Operations, LLC, known to me to be the person whose name is Lots 3R1 & 3R2, Block 10 subscribed to the foregoing instrument and acknowledged to me that he executed the same for subscribed to the foregoing instrument and acknowledged to me that he executed the same for Nitsche Addition the purposes and consideration therein expressed. the purposes and consideration therein expressed. Being a revision of Lot 3, Block 10, GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_, 2024. GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2024. Nitsche Adition, an addiiton to the City of Dallas, Dallas Couny, Texas and a tract of land located in the Phillip Kimmell Survey, Abstract No. NOTARY PUBLIC DALLAS COUNTY, TEXAS Surveyor NOTARY PUBLIC DALLAS COUNTY, TEXAS 723, Dallas County, Texas. Owner/Developer Owner/Developer Herbert S. Beasley 1.162 acres of land. 7030 W. Wheatland Rd., LLC LidI US Operations, LLC Land Surveyors, L.P SCALE 1"=50 1915 Westridge Drive Tree Abbreviations & Scientific Names: 3500 S. Clark St. P.O. Box 8873 Prepared February 4, 2022 Irving, TX 75038 Arlington, VA 22202 Forr Worth, Texas 76124 elm — Cedar Elm Ulmus Crassifolia Basis of Bearing - NAD 83 (2011)(Epoch: 2010.0000) Phone: (972)550-1282 Phone: (571)882-3276 Phone: 817-429-0194 hb — hackberry Celtis Occidentalis Geoid 12A, Texas North Central Zone. Grid bearings. Email: umar@iicorp.org Email: alexandria.waters@lidl.us Email: hsbeasley@msn.com Grid Scale Factor = 0.99986680489 File No.: 212-111R Nitsche Addition 3R FP 1.dwg