

STATE OF TEXAS §

COUNTY OF DALLAS §

Tract I:

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 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 being a portion of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 86091, Page 1329, Deed Records, Dallas County, Texas, and being all of and being more particularly described by metes and bounds as follows:

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;

THENCE S01°10'43"E, along the east line of said 7030 W. Wheatland Rd., LLC tract and the 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 northwest corner of Lot 2, Block 10, H.R. & V.R. Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Instrument No. 20070420088, Deed Records, Dallas County, Texas;

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;

THENCE N01°18'46"W, along the west line of said 7030 W. Wheatland Rd., LLC tract, a distance of 174.88 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said 7030 W. Wheatland Rd., LLC tract, being in the north line of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 86091, Page 1329, Deed Records, Dallas County, Texas;

THENCE N88°44'58"E, along the north line of said Lot 3 and the north line of said 7030 W. Wheatland Rd., LLC tract, at a distance of 48.53 feet passing a 1/2" iron rod found at the northeast corner of said Lot 3, continuing along the north line of said 7030 W. Wheatland Rd., LLC tract in all a distance of 248.29 feet to the point of beginning, containing 0.996 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

Tract II:

WHEREAS, LIDL US Operations, 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 Dallas, State of Texas, according to the deed recorded in County Clerk's Instrument No. 201700239715, Deed Records, Dallas County, Texas. Being in Dallas City Block 8604 and being a portion of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 86091, Page 1329, Deed Records, Dallas County, Texas, and being a portion of Tract 3 in said deed to LIDL US Operations, LLC, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 6066" found at the northwest corner of said Lot 3, being in the north line of said Tract 3;

THENCE N88°44'58"E, along the north line of said Lot 3, a distance of 51.47 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of a tract of land described in the deed to 7030 W. Wheatland Rd., LLC, recorded in County Clerk's Instrument No. 202300028183, Deed Records, Dallas County, Texas;

THENCE S01°18'46"E, along the west line of said 7030 W. Wheatland Rd., LLC tract, a distance of 140.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in the south line of 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 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;

THENCE N01°09'48"W, along the west line of said Lot 3 and the most westerly east line of said Tract 3, a distance of 140.00 feet to the point of beginning, containing 0.166 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 7030 W. Wheatland Rd., 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 streets and easements shown thereon.

WITNESS MY HAND AT Dallas, Dallas County, Texas, this the _____ day of _____, 2024.

By Umar Ibrahim, President, 7030 W. Wheatland Rd., LLC

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LIDL US Operations, 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 streets and easements shown thereon.

WITNESS MY HAND AT Dallas, Dallas County, Texas, this the _____ day of _____, 2024.

by Alexandria Water, Real Estate Manager, Lidl US Operations, LLC

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Umar Ibrahim, President, 7030 W. Wheatland Rd., LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

NOTARY PUBLIC DALLAS COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Alexandria Water, Real Estate Manager, Lidl US Operations, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

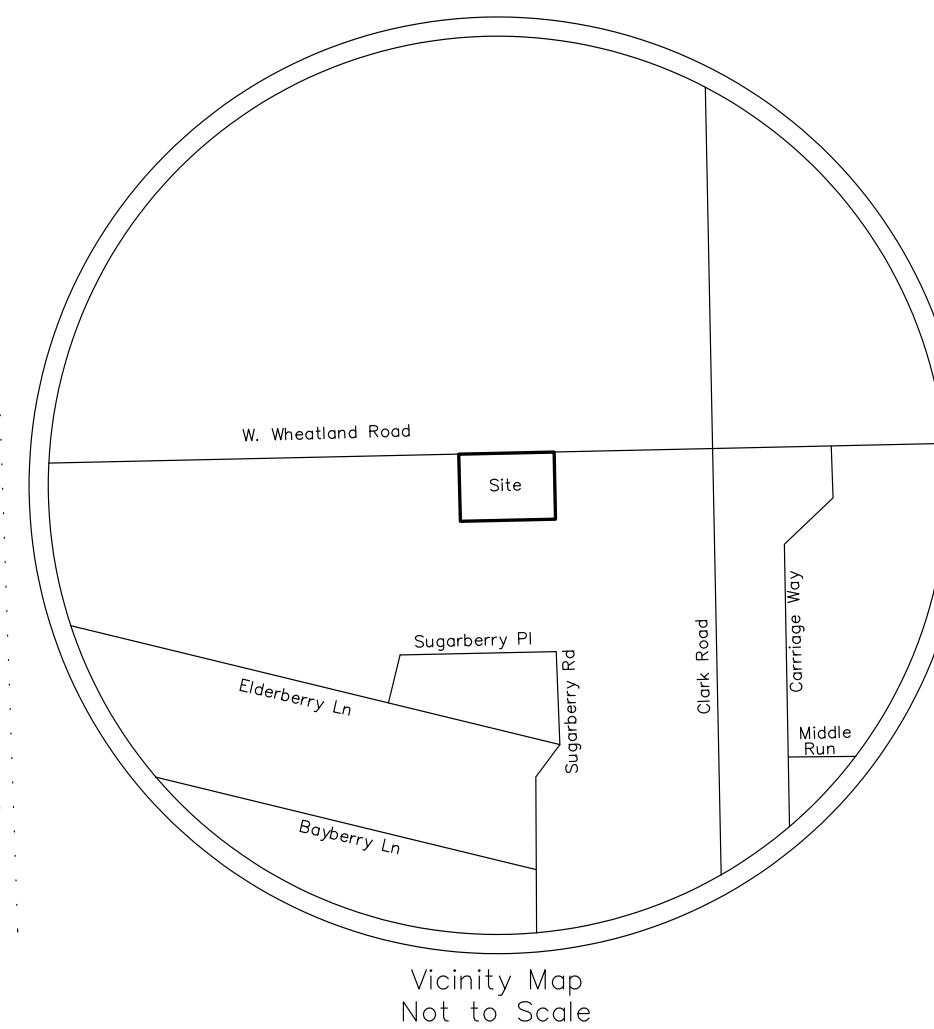
NOTARY PUBLIC DALLAS COUNTY, TEXAS

Tree Abbreviations & Scientific Names:

elm - Cedar Elm Ulmus Crassifolia
hb - hockberry Celtis Occidentalis

SCALE 1"=50'

Basis of Bearing - NAD 83 (2011)(Epoch: 2010.0000)
Grid 12A, Texas North Central Zone. Grid bearings.
Grid Scale Factor = 0.9999868049



REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com
P. O. BOX 8873
FORT WORTH, TEXAS 76124

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise noted. Irons that are damaged, disturbed, or not so marked are not original.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

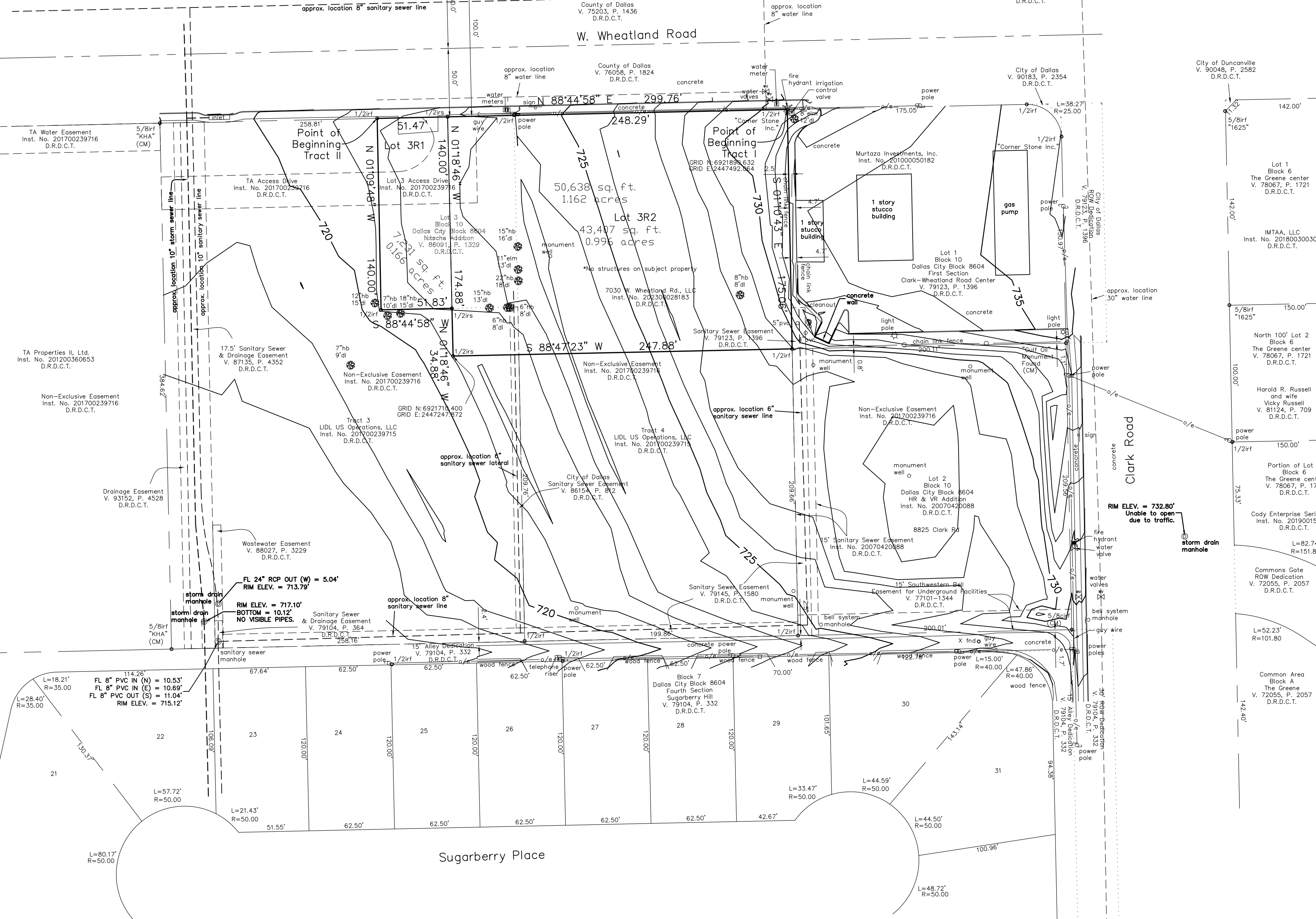
Kenneth R. Rogers, R.P.L.S.
Texas Registration No. 6066

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth R. Rogers, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

NOTARY PUBLIC DALLAS COUNTY, TEXAS



Notes:
The purpose of this plat is to prepare the property for development by creating 2 lots from 1 platted lot and a 0.996 acre tract of unplatted land.

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Dallas County, Texas and Incorporated areas, Map No. 4811301465 L revised March 21, 2019. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

Revised Plat
Lots 3R1 & 3R2, Block 10
Nitsche Addition
Being a revision of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas and a tract of land located in the Phillip Kimmell Survey, Abstract No. 723, Dallas County, Texas.
1.162 acres of land.
Prepared February 4, 2022

Owner/Developer: 7030 W. Wheatland Rd., LLC
Owner/Developer: Lidl US Operations, LLC
Surveyor: Herbert S. Beasley Land Surveyors, L.P.
P.O. Box 8873
Firm No. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com
File No.: 212-111R Nitsche Addition 3R1 IP 1.dwg