

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Smartway Logistics Inc. is the owner of a 438,909 square foot tract of land situated in the William F. Newton Survey, Abstract Number 1084, Dallas County, Texas, same being a tract of land conveyed to Smartway Logistics Inc., a California corporation, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 202100190754, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow cap stamped "TexReg" for corner, said corner being the Northwest corner of that tract of land conveyed to the City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201, a Texas municipal corporation, by deed recorded in Instrument Number 201600115750, Official Public Records, Dallas County, Texas, and lying on the East right-of-way line of Bonnie View Road (100 foot right-of-way), by deed recorded in Volume 3093, Page 316, Deed Records, Dallas County, Texas;

THENCE North 02 degrees 46 minutes 35 seconds East, along the East right-of-way line of said Bonnie View Road, a distance of 769.01 feet to a 5/8 inch iron rod found with a red cap stamped "KHA" for corner, said corner being the Southwest corner of that tract of land conveyed to Racetrac Petroleum, Inc., a Georgia corporation, by deed recorded in Instrument Number 202100291451, Official Public Records, Dallas County, Texas;

THENCE along the East and South lines of said Racetrac Petroleum, Inc. tract, the following 3 courses and distances:

North 53 degrees 51 minutes 17 seconds East, a distance of 103.80 feet to a 5/8 inch iron rod found with a red cap stamped "KHA" for corner;

North 06 degrees 00 minutes 42 seconds East, a distance of 170.16 feet to a 5/8 inch iron rod found with a red cap stamped "KHA" for corner;

THENCE North 51 degrees 11 minutes 37 seconds East, along the Southeast line of said Racetrac Petroleum Inc. tract, a distance of 264.67 feet to a point for corner, said corner being an East corner of said Racetrac Petroleum, Inc. tract, and lying along a Southwest line of Lot 2, Block A/8285, of Commerce Twenty Addition, Phase 2, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201500287585, Official Public Records, Dallas County, Texas;

THENCE along the East, South, West, and North lines of said Lot 2, Block A/8285, of Commerce Twenty Addition, the following 35 courses and distances:

South 47 degrees 41 minutes 41 seconds East, a distance of 14.82 feet to a point for corner;

South 60 degrees 15 minutes 02 seconds East, a distance of 17.68 feet to a point for corner;

North 81 degrees 24 minutes 14 seconds East, a distance of 22.00 feet to a point for corner;

North 31 degrees 52 minutes 00 seconds East, a distance of 26.34 feet to a point for corner;

South 87 degrees 04 minutes 56 seconds East, a distance of 19.17 feet to a point for corner;

South 17 degrees 26 minutes 02 seconds East, a distance of 45.80 feet to a point for corner;

South 33 degrees 49 minutes 11 seconds East, a distance of 24.63 feet to a point for corner;

North 72 degrees 51 minutes 15 seconds East, a distance of 21.41 feet to a point for corner;

South 46 degrees 19 minutes 10 seconds East, a distance of 30.67 feet to a point for corner;

South 27 degrees 31 minutes 10 seconds East, a distance of 30.60 feet to a point for corner;

South 09 degrees 07 minutes 54 seconds West, a distance of 53.92 feet to a point for corner;

South 84 degrees 36 minutes 35 seconds West, a distance of 45.59 feet to a point for corner;

South 10 degrees 21 minutes 03 seconds West, a distance of 52.09 feet to a point for corner;

South 66 degrees 09 minutes 30 seconds West, a distance of 29.62 feet to a point for corner;

South 01 degree 28 minutes 33 seconds West, a distance of 43.27 feet to a point for corner;

South 51 degrees 01 minute 41 seconds West, a distance of 56.46 feet to a point for corner;

South 38 degrees 28 minutes 55 seconds East, a distance of 38.52 feet to a point for corner;

South 76 degrees 22 minutes 26 seconds East, a distance of 41.26 feet to a point for corner;

South 78 degrees 52 minutes 27 seconds East, a distance of 24.73 feet to a point for corner;

South 08 degrees 55 minutes 34 seconds East, a distance of 29.30 feet to a point for corner;

South 24 degrees 12 minutes 37 seconds West, a distance of 24.30 feet to a point for corner;

North 84 degrees 22 minutes 22 seconds West, a distance of 27.05 feet to a point for corner;

South 59 degrees 46 minutes 14 seconds West, a distance of 25.73 feet to a point for corner;

South 40 degrees 47 minutes 21 seconds East, a distance of 51.24 feet to a point for corner;

South 37 degrees 56 minutes 46 seconds East, a distance of 96.11 feet to a point for corner;

South 19 degrees 44 minutes 11 seconds East, a distance of 27.36 feet to a point for corner;

South 70 degrees 00 minutes 10 seconds West, a distance of 48.25 feet to a point for corner;

South 31 degrees 57 minutes 25 seconds West, a distance of 41.52 feet to a point for corner;

South 18 degrees 33 minutes 42 seconds East, a distance of 124.90 feet to a point for corner;

South 64 degrees 53 minutes 09 seconds East, a distance of 40.13 feet to a point for corner;

North 71 degrees 20 minutes 38 seconds East, a distance of 39.99 feet to a point for corner;;

South 64 degrees 31 minutes 15 seconds East, a distance of 46.77 feet to a point for corner;

South 25 degrees 01 minutes 24 seconds West, a distance of 56.97 feet to a point for corner;

South 21 degrees 55 minutes 57 seconds East, a distance of 46.53 feet to a point for corner;

THENCE South 09 degrees 51 minutes 21 seconds East, along a Southwest line of said Lot 2, Block A/8285, of Commerce Twenty Addition, a distance of 31.02 feet to a point for corner, said corner being a Southwest corner of said Lot 2, Block A/8285, of Commerce Twenty Addition, same being the Northwest corner of a tract of land conveyed to City of Dallas, 1500 Marilla Street, Dallas, County, Texas, 75201, a Texas municipal corporation, by deed recorded in Instrument Number 201600290047, Official Public Records, Dallas, County, Texas, and being the Northeast corner of said City of Dallas, 1500 Marilla Street tract (201600115750);

THENCE South 58 degrees 32 minutes 53 seconds West, along the Northwesterly line of said City of Dallas, 1500 Marilla Street tract (201600115750), a distance of 635.55 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner of said City of Dallas, 1500 Marilla Street tract (201600115750);

THENCE North 59 degrees 20 minutes 16 seconds West, along the Northeasterly line of said City of Dallas, 1500 Marilla Street tract (201600115750), a distance of 65.03 feet to the POINT OF BEGINNING and containing 438,909 square feet or 10.08 acres of land.

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.

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Smartway Logistics Inc., acting by and through their duly authorized agent, Richard C. Hope, do hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1, SMARTWAY LOGISTICS 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

Smartway Logistics Inc. (Owner)

BY: _____
Richard C. Hope (President)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Richard C. Hope 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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, Sec. 51A-8.617 (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.

RELEASED FOR REVIEW 03/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
I, Tony Shidid, 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

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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
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