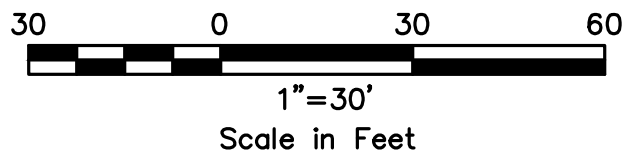


CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°05'50"	631.62'	89.32'	177.45'	176.87'
C2	09°07'05"	631.62'	50.36'	100.52'	100.41'
C3	06°58'45"	631.62'	38.52'	76.93'	76.89'

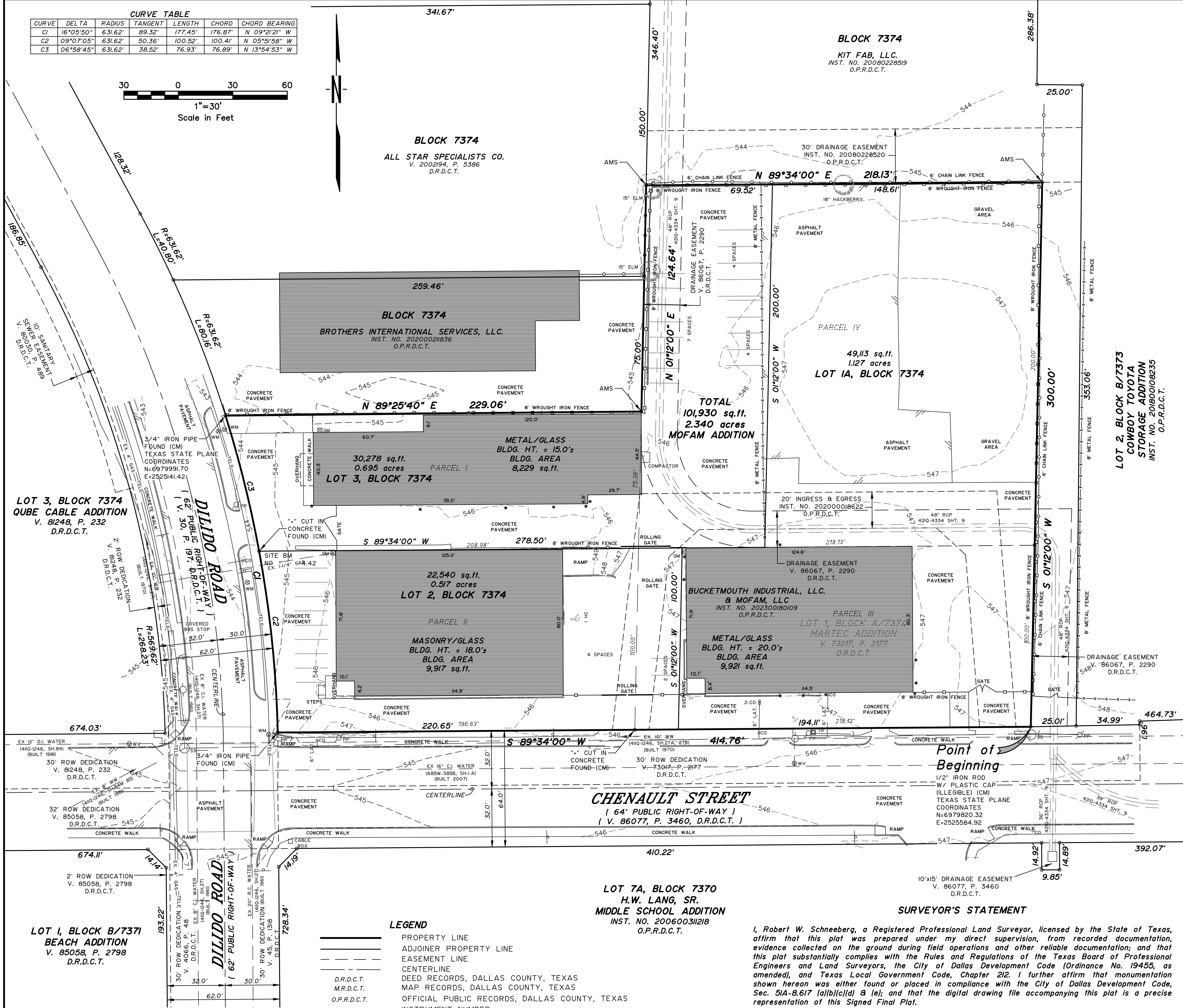


BLOCK 7374

ALL STAR SPECIALISTS CO.
V. 200294, P. 5386
D.R.D.C.T.

BLOCK 7374

KIT FAB, LLC.
INST. NO. 2008022859
O.P.R.D.C.T.



LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	DEED RECORDS, DALLAS COUNTY, TEXAS
	MAP RECORDS, DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	INSTRUMENT NUMBER
	VOLUME
	PAGE
	CONTROLLING MONUMENT
	3-1/4" ALUMINUM DISC STAMPED "MOFAM ADDITION GSES, INC., TX RPLS 4804" SET ON A 5/8" IRON ROD"
	SQUARE FEET

GENERAL NOTES

- Bearings are based on the northeast right-of-way line of Chenault St. bearing South 89 degrees 34 minutes 00 seconds West, according to the plat of Lot 1, Block A/7374, Martec Addition, recorded in Volume 73017, Page 2177, D.R.D.C.T.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- The purpose of this plat is to create 3 lots out of 4 tracts of land.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Buildings to remain.

I, Robert W. Schneeberg, 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 _____ 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

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Buckelmouth Industrial, LLC and Mofam, LLC are the owners of a 2.340 acre tract of land situated in the William Chenault Survey, Abstract No. 276, City of Dallas, Dallas County, Texas and being all of Lot 1, Block A/7374, Martec Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 73017, Page 2177, Deed Records, Dallas County, Texas; said 2.340 acre tract also being all of Parcels I-IV conveyed to Buckelmouth Industrial, LLC and Mofam, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 202300180109, Official Public Records, Dallas County, Texas; said 2.340 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap (illegible) found at the southeast corner of said 2.340 acre tract; said point also being at the southeast corner of said Lot 1, Block A/7374; said point also being the southernmost southwest corner of a tract of land conveyed to Kit Fab, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 2008022859, Official Public Records, Dallas County, Texas; said point also being on the north right-of-way line of Chenault Street 164 feet wide;

THENCE, South 89 degrees 34 minutes 00 seconds West, with said north right-of-way line, passing, at a distance of 218.13 feet a "x" cut in concrete found at the southwest corner of said Parcel I; continuing, in all, through a central angle of 16 degrees 05 minutes 50 seconds, an arc distance of 177.45 feet (chord bears North 09 degrees 21 minutes 21 seconds West, 176.87 feet) to a 3/4-inch iron pipe found at the westernmost northwest corner of said 2.340 acre tract; said point also being at the westernmost northwest corner of said Parcel I; said point also being the southwest corner of a tract of land conveyed to Brothers International Services, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 20200021836, Official Public Records, Dallas County, Texas;

THENCE, Northwesterly, with said curve to the left, passing, at a distance of 100.52 feet a "x" cut in concrete found at the northwest corner of said Parcel II; said point also being the southwest corner of said Parcel I; continuing, in all, through a central angle of 16 degrees 05 minutes 50 seconds, an arc distance of 177.45 feet (chord bears North 09 degrees 21 minutes 21 seconds West, 176.87 feet) to a 3/4-inch iron pipe found at the westernmost northwest corner of said 2.340 acre tract; said point also being at the westernmost northwest corner of said Parcel I; said point also being the southwest corner of a tract of land conveyed to Brothers International Services, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 20200021836, Official Public Records, Dallas County, Texas;

THENCE, North 89 degrees 25 minutes 40 seconds East, leaving said east right-of-way line and with the common line of said 2.340 acre tract and Brothers International tract, a distance of 229.06 feet to a 3/4-inch aluminum disk stamped "MARTEC ADDITION NO. 2 GSES, INC., TX RPLS 4804" set of an interior corner of said 2.340 acre tract; said point also being the northeast corner of said Parcel I; said point also being on the west line of said Parcel IV; said point also being at the southeast corner of said Brothers International tract;

THENCE, North 01 degrees 12 minutes 00 seconds East, continuing with said common line of 2.340 acre tract and Brothers International tract, passing, at a distance of 75.00 feet a point at the northeast corner of said Brothers International tract; said point also being the southeast corner of a tract of land conveyed to All Star Specialists Co., by Special Warranty Deed recorded in Volume 200294, Page 5386, Deed Records, Dallas County, Texas; continuing, in all, a total distance of 124.64 feet to a 3/4-inch aluminum disk stamped "MARTEC ADDITION NO. 2 GSES, INC., TX RPLS 4804" set of the northernmost northwest corner of said 2.340 acre tract; said point also being the northwest corner of said Parcel IV; said point also being the northernmost southwest corner of said Kit Fab tract;

THENCE, with the common line of said 2.340 acre tract and Kit Fab tract, the following, metes and bounds;

North 89 degrees 34 minutes 00 seconds East, a distance of 218.13 feet to a 3/4-inch aluminum disk stamped "MARTEC ADDITION NO. 2 GSES, INC., TX RPLS 4804" set at the northeast corner of said 2.340 acre tract; said point also being the northeast corner of said Parcel IV; said point also being an interior corner of said Kit Fab tract;

South 01 degrees 12 minutes 00 seconds West, a distance of 300.00 feet to the POINT OF BEGINNING;

CONTAINING, 101,930 square feet or 2.340 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Buckelmouth Industrial, LLC and Mofam, LLC, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **MOFAM 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.

Bucketmouth Industrial, LLC and Mofam, LLC

Lawrence G. Moser, Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Lawrence G. Moser, known 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, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubib, 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

PRELIMINARY PLAT MOFAM ADDITION LOTS 1A, 2 & 3, BLOCK 7374 ALL OF LOT 1, BLOCK A/7374 MARTEC ADDITION V. 1, P. 75, M.R.D.C.T.

ALL OF PARCELS I-IV

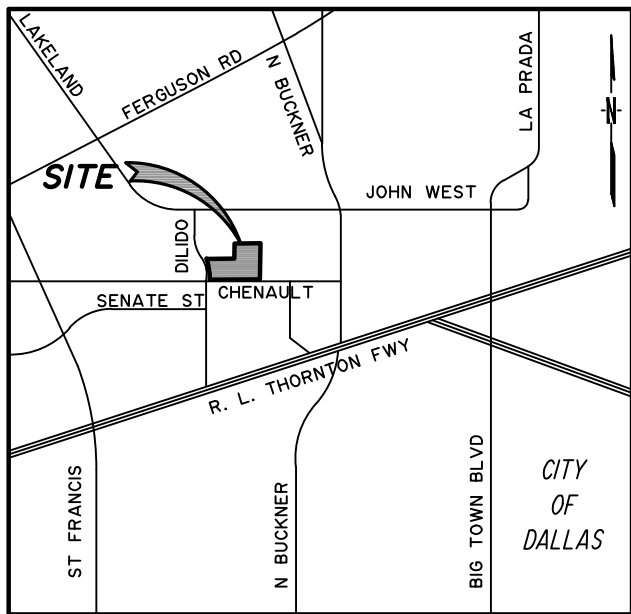
BUCKETMOUTH INDUSTRIAL, LLC & MOFAM, LLC
INSTRUMENT NO. 202300180109, O.P.R.D.C.T.
WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-083
ENGINEERING NO. DP24-XXXX

Gonzalez & Schneeberg
engineers ■ surveyors
801 East Campbell Road
Suite 330, Richardson, Texas 75081
(972) 516-8855
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
SCALE: DATE: 1" = 30' JANUARY, 2025
7724-24-12-05 7724 pre plat.dwg

OWNER:
BUCKETMOUTH INDUSTRIAL, LLC
MOFAM, LLC
LAWRENCE G. MOSER, MANAGING MEMBER
4427 GLENWICK LN.
DALLAS, TEXAS 75205
lgmoser47@gmail.com
Cell 214-912-7709

ENGINEER - SURVEYOR:

ROBERT SCHNEEBERG, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
801 East Campbell Road
Richardson, Texas 75081
Phone: 972-516-8855



VICINITY MAP
NOT TO SCALE
MAPSCO NO. 48C