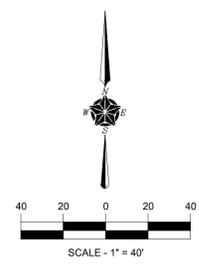


LEGEND

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
IRF ○	IRON ROD FOUND
1/2 IRS ⊗	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
ADS ⊕	3-1/4" ALUMINUM DISK STAMPED "S.E. INVESTMENT & RPLS 5299" SET ON AN IRON ROD FOR CORNER
<CM>	CONTROLLING MONUMENT

ASPHALT	----
EASEMENT LINE	----
BOUNDARY LINE	----
CENTERLINE	----
SANITARY SEWER LINE	SS
STORM SEWER LINE	STM
GAS LINE	G
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WROUGHT IRON FENCE	
CHAINLINK FENCE	○
PIPE RAIL FENCE	///
SHEET METAL FENCE	X
OVERHANG	----

STATE PLANE COORDINATES
 N = 6,955,344.250'
 E = 2,454,732.757'



TEXAS HERITAGE
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com Firm No. 10169300

PRELIMINARY REPLAT
S.E. INVESTMENT
LOTS 5A, 5B & 5C, BLOCK A/7665
 BEING A REPLAT OF LOT 5, BLOCK A/7665
 AUTO CENTER UNLIMITED ADDITION
 SITUATED IN THE J.C. READ SURVEY,
 ABSTRACT NO. 1185
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-039
 ENGINEERING PLAN NO. 3111T-

DATE: 06/26/2023 / JOB # 2300590-1 / SCALE= 1" = 40' / DRAWN: KO

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SUPREME ESTATE INVESTMENT LLC, is the owner of a tract of land situated in the J.C. Read Survey, Abstract No. 1185, being Lot 5, Block A/7665, Auto Center Unlimited Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600229418, Official Public Records, Dallas County, Texas, and being that tract of land described in Special Warranty Deed to SUPREME ESTATE INVESTMENT LLC, recorded in Instrument No. 201600019324, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of Lot 4, Block A/7665, Preakness Ranch, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004089, Page 118, Deed Records, Dallas County, Texas, same lying in the south right-of-way line of Preakness Lane (called 60' right-of-way);

THENCE South 01 degrees 37 minutes 02 seconds East, along the west line of said Lot 4, Block A/7665, a distance of 479.24 feet to a 1/2 inch iron rod found with orange plastic cap (not-legible) for a southwest corner of said Lot 4, Block A/7665 and lying in the north line of Lot 1, Block A/7665, K-mart Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 74073, Page 1498, Deed Records, Dallas County, Texas, also being in the north line of that tract of land described as Tract 2 in Special Warranty Deed to F & M Properties, Inc. and Fazel Rahmani as recorded in Instrument No. 201800096874, Official Public Records, Dallas County, Texas;

THENCE South 84 degrees 52 minutes 50 seconds West, along the said north line of Lot 1, Block A/7665, a distance of 574.68 feet to a 1/2 inch iron rod found with yellow plastic cap (not-legible) for the west corner of said Lot 1, Block A/7665 and said Tract 2, same lying in the east right-of-way line of Walton Walker Boulevard (service road Loop 12)(variable width right-of-way);

THENCE North 02 degrees 18 minutes 20 seconds West, along the said east right-of-way line of Walton Walker Boulevard, a distance of 516.10 feet to a 3 1/4 aluminum disk stamped S.E. INVESTMENT & RPLS 5299 set on an iron rod for the intersection of the said east right-of-way line of Walton Walker Boulevard and the said south right-of-way line of Preakness Lane;

THENCE North 88 degrees 33 minutes 09 seconds East, along the said south right-of-way line of Preakness Lane, a distance of 579.81 feet to the PLACE OF BEGINNING and containing 287,048 square feet of 6.590 acres of land more or less.

GENERAL NOTES:

- 1) The purpose of this plat is to create three lots out of one platted lot.
- 2) The maximum number of lots permitted by this plat is three.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) Structure to remain on subject property.
- 7) All site trees are as shown.
- 8) City of Dallas Water Dept. benchmarks used:
#1441 52-B-7 Square cut on southeast corner of a 3.5' x 3.5' concrete wye inlet, southeast corner of Hale Street and Tillery Avenue.
N= 6,960.421.312 E= 2,456,056.390 Elevation= 513.71'
#1444 52-E-2 Square cut on concrete headwall arch culvert west side of Merrifield Road and 150' south of Plata Way,
N= 6,957,181.375 E=2,452,286.559 Elevation= 444.53'
- 9) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0460K, with a date of identification of 04/30/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUPREME ESTATE INVESTMENT LLC, acting through and by its duly appointed representative does hereby adopt this plat, designating the herein described property as S.E. INVESTMENT 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

SUPREME ESTATE INVESTMENT LLC

By: _____
Bahram Behjoo - President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bahram Behjoo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 _____, 2023.

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. (12/22/2023)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 _____, 2023.

Notary Public in and for the State of Texas

PLACE COUNTY

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Ruben, 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



OWNER
SUPREME ESTATE INVESTMENT LLC
916 STRATFORD DRIVE
SOUTHLAKE, TEXAS 76092-7110

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

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