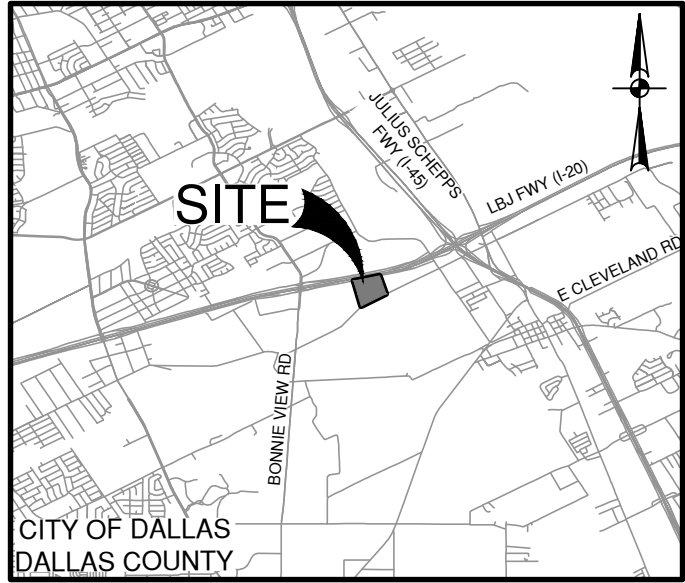
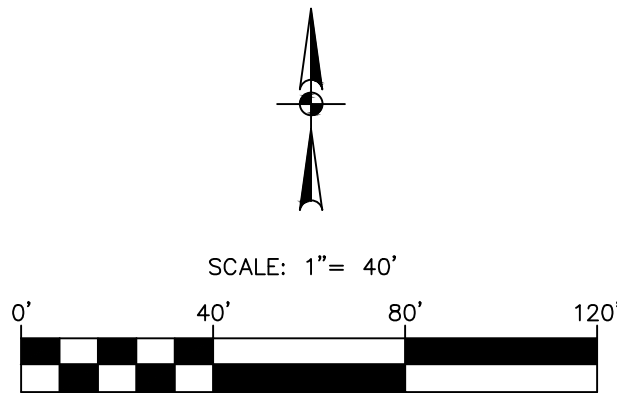


MATCH LINE SHEET 2



LOCATION MAP
NOT-TO-SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PREMIER LAND & ESTATES, LLC IS THE OWNER OF AN 11.33-ACRE TRACT OF LAND SITUATED IN THE ULRICH WUTHRICK SURVEY, ABSTRACT NO. 1518, DALLAS COUNTY, TEXAS, BEING PART OF CITY BLOCK 8266, AND BEING A TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO PREMIER LAND & ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NUMBER 202500074457 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 5/8" IRON ROD WITH RED CAP STAMPED "CRIADO" FOR THE SOUTHEAST CORNER OF SAID 11.33-ACRE TRACT AND THE SOUTHWEST CORNER OF A 10.100-ACRE TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED TO MECCA CAPITAL LLC, A WYOMING LIMITED LIABILITY COMPANY, RECORDED AS INSTRUMENT NUMBER 202500121936 (O.P.R.D.C.T.), SAME CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF LANGDON ROAD (AN 80' WIDTH RIGHT-OF-WAY) RECORDED IN VOLUME 2417, PAGE 325 AND VOLUME 2843, PAGE 126 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE S 59°05'33" W, A DISTANCE OF 688.94 FEET ALONG THE SOUTH LINE OF SAID 11.33-ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID LANGDON ROAD TO A FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "BURNS SURVEYING" FOR THE SOUTHWEST CORNER OF SAID 11.33-ACRE TRACT AND BEING ON THE SOUTH LINE OF THE REMAINDER OF A 65.04-ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., A TEXAS CORPORATION, RECORDED IN INSTRUMENT NUMBER 202000010429 (O.P.R.D.C.T.);

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID LANGDON ROAD, N 20°53'52" W, ALONG THE WEST LINE OF SAID 11.33-TRACT, A DISTANCE OF 878.11 FEET TO THE NORTHWEST CORNER OF SAID 11.33-ACRE TRACT AND BEING ON THE NORTH LINE OF THE REMAINDER OF SAID 65.04-ACRE TRACT, FROM WHICH A FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "BURNS SURVEYING" BEARS S 71°47'51" W, A DISTANCE OF 0.36 FEET, SAME CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LYNDON B. JOHNSON FREEWAY (INTERSTATE HIGHWAY NO. 20) (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN VOLUME 902, PAGE 79 (D.R.D.C.T.);

THENCE N 71°47'51" E, ALONG THE NORTH LINE OF SAID 11.33-ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LYNDON B. JOHNSON FREEWAY, A DISTANCE OF 180.39 FEET TO A FOUND CONCRETE TxDOT RIGHT-OF-WAY MONUMENT;

THENCE N 75°00'27" E, CONTINUING ALONG THE NORTH LINE OF SAID 11.33-ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LYNDON B. JOHNSON FREEWAY, A DISTANCE OF 374.84 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "BURNS SURVEYING" FOR THE NORTHEAST CORNER OF SAID 11.33-ACRE TRACT AND THE NORTHWEST CORNER OF FOREMENTIONED 10.100-ACRE TRACT;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE SAID LYNDON B. JOHNSON FREEWAY, S 30°53'50" E, ALONG THE EAST LINE OF SAID 11.33-ACRE TRACT AND THE WEST LINE OF SAID 10.100-ACRE TRACT, A DISTANCE OF 722.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.330 ACRES OR 493,516 SQUARE FEET OF LAND MORE OR LESS.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 11.33 ACRE TRACT OF LAND.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL AMERICAN DATUM OF 1983 (2011). DISTANCES AND COORDINATES SHOWN HAVE BEEN SCALED BY APPLYING A SURFACE SCALE FACTOR OF 1.000136506.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE WERE NO BUILDING STRUCTURES ON THE SUBJECT TRACT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ULRICH WUTHRICK SURVEY,
ABSTRACT NO. 1518

(CALLED 11.33 ACRES)
PREMIER LAND & ESTATES, LLC
INST. NO. 202500074457
O.P.R.D.C.T.

LOT 1, BLOCK A/8266
PREMIER LAND
TRUCK FACILITY ADDITION

11.330 ACRES
493,516 SQ. FT.

CITY OF DALLAS
20' WATER EASEMENT
VOL. 82061, PG. 2252,
D.R.D.C.T.

(CALLED 10.100 ACRES)
MECCA CAPITAL, LLC
INST. NO. 202500121936
O.P.R.D.C.T.

P.O.B.
FOUND 1/2" IRON ROD W/ RED
CAP STAMPED "CRIADO" (RM)
N: 6927019.6194
E: 2512266.0711

LOT 1, BLOCK A/8267
WILMER HUTCHINS SCHOOL ADDITION
INST. NO. 201600166157
O.P.R.D.C.T.

TREE TABLE			
TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE (IN.)
129	CEDAR	CEDRUS	12 & 15
143	HACKBERRY	CELTIS	15
144	HACKBERRY	CELTIS	15
145	ELM	ULMUS	14
146	CEDAR	CEDRUS	13
147	ELM	ULMUS	14
148	BOIS D' ARC	MACLURA POMIFERA	8
149	BOIS D' ARC	MACLURA POMIFERA	12
150	BOIS D' ARC	MACLURA POMIFERA	10
151	CEDAR	CEDRUS	10
152	BOIS D' ARC	MACLURA POMIFERA	17
153	ELM	ULMUS	10
154	ELM	ULMUS	16
155	BOIS D' ARC	MACLURA POMIFERA	12
156	CEDAR	CEDRUS	19
157	HACKBERRY	CELTIS	12
158	HACKBERRY	CELTIS	10
159	HACKBERRY (DOUBLE)	CELTIS	8
160	HACKBERRY	CELTIS	9
161	BOIS D' ARC (DOUBLE)	MACLURA POMIFERA	10
162	COTTONWOOD	POPULUS DELTOIDES	60
163	HACKBERRY	CELTIS	13
164	HACKBERRY	CELTIS	9
165	HACKBERRY	CELTIS	13

LEGEND

- W W WATER LINE
- SS SS SANITARY SEWER LINE
- X X BARBED WIRE FENCE
- — CENTERLINE
- OH OH OVERHEAD UTILITY
- /// /// ASPHALT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- — BOUNDARY LINE
- GUY ANCHOR
- ⊕ FIRE HYDRANT
- SIGN
- UP UTILITY POLE
- UPT UTILITY POLE W/TRANSFORMER
- ⊞ WATER VALVE
- VOL./PG. VOLUME/PAGE
- INST. NO. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- SQ. FT. SQUARE FEET
- W/ WITH
- (RM) RECORD MONUMENT
- MON MONUMENT
- RCP REINFORCED CONCRETE PIPE
- FL FLOW LINE
- FOUND MONUMENT (AS NOTED)
- ⊙ TREE (AS NOTED IN TREE TABLE)
- ⊕ SANITARY SEWER MANHOLE
- ⊕ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T.

PRELIMINARY PLAT OF
PREMIER LAND
TRUCK FACILITY
ADDITION
LOT 1, BLOCK A

11.33 ACRES

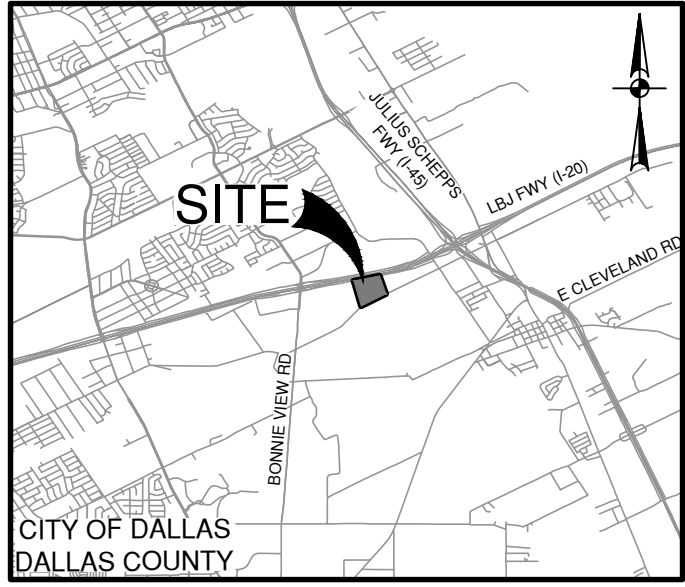
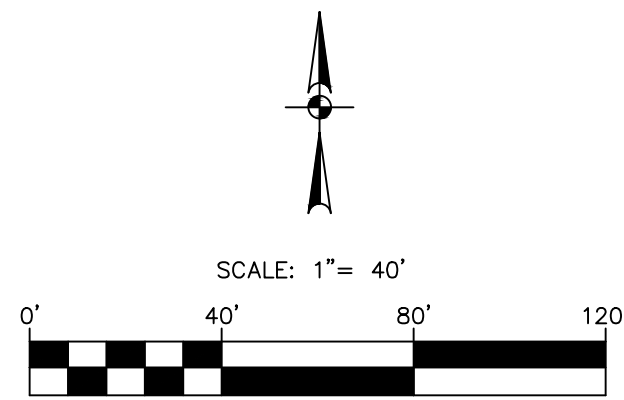
SITUATED IN THE ULRICH WUTHRICK SURVEY,
ABSTRACT NO. 1518, CITY OF DALLAS, DALLAS
COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000148
ENGINEERING NO. 3117-

OWNER/DEVELOPER:
PREMIER LAND & ESTATES, LLC
2456 WEST NINE MILE ROAD
PENSACOLA, FL 32534
TEL: (850) 254-0865
CONTACT: ROMAN VULPE
ceo@foxholdingus.com

ENGINEER:
PAPE-DAWSON ENGINEERS, LLC
6105 TENNYSON PKWY., SUITE 210
PLANO, TX 75024
TEL: (214) 420-8494
CONTACT: LANCE STEWART, P.E.
JAMES SWAIM, R.P.L.S.

DATE OF PREPARATION: DECEMBER 4, 2025



LOCATION MAP
NOT-TO-SCALE

LEGEND

- WATER LINE
- SANITARY SEWER LINE
- BARBED WIRE FENCE
- CENTERLINE
- OVERHEAD UTILITY
- ASPHALT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BOUNDARY LINE
- GUY ANCHOR
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- WATER VALVE
- VOLUME/PAGE
- INSTRUMENT NUMBER
- POINT OF BEGINNING
- SQUARE FEET
- WITH
- RECORD MONUMENT
- MONUMENT
- REINFORCED CONCRETE PIPE
- FLOW LINE
- FOUND MONUMENT (AS NOTED)
- TREE (AS NOTED IN TREE TABLE)
- SANITARY SEWER MANHOLE
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DEED RECORDS, DALLAS COUNTY, TEXAS

TREE TABLE			
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164	HACKBERRY	CELTIS	9
165	HACKBERRY	CELTIS	13

LYNDON B. JOHNSON FREEWAY
(INTERSTATE HIGHWAY NO. 20)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 902, PG. 79
D.R.D.C.T.

APPROXIMATE CENTERLINE

FOUND 1/2" IRON ROD W/
YELLOW CAP STAMPED
"BURNS SURVEYING"

FOUND CONCRETE TXDOT
R.O.W. MONUMENT

(CALLED 11.33 ACRES)
PREMIER LAND & ESTATES, LLC
INST. NO. 202500074457
O.P.R.D.C.T.

LOT 1, BLOCK A/8266
PREMIER LAND
TRUCK FACILITY ADDITION
11.330 ACRES
493,516 SQ. FT.

ULRICH WUTHRICK SURVEY,
ABSTRACT NO. 1518

(CALLED 10.100 ACRES)
MECCA CAPITAL LLC
INST. NO. 202500121936
O.P.R.D.C.T.

CITY OF DALLAS
20' WATER EASEMENT
VOL. 62061, PG. 2252,
D.R.D.C.T.

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CONTACT: LANCE STEWART, P.E.
JAMES SWAIN, R.P.L.S.

PRELIMINARY PLAT OF
PREMIER LAND
TRUCK FACILITY
ADDITION
LOT 1, BLOCK A
11.33 ACRES

SITUATED IN THE ULRICH WUTHRICK SURVEY,
ABSTRACT NO. 1518, CITY OF DALLAS, DALLAS
COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000148
ENGINEERING NO. 311T-

DATE OF PREPARATION: DECEMBER 4, 2025

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **PREMIER LAND & ESTATES, LLC**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PREMIER LAND TRUCK FACILITY 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.

BY: **PREMIER LAND & ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY**

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, 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 AND CONSIDERATIONS 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

SURVEYOR'S STATEMENT

I, JAMES D. SWAIM, 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 SURVEYOR'S, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND THE 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, SECTION 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ 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.

JAMES D. SWAIM
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. **6891**
FIRM REGISTRATION NO. 10028800
PAPE DAWSON ENGINEERS
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TELE. 214-420-8494
EMAIL: **JSWAIM@PAPE-DAWSON.COM**

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SHAUN R. DIXON, 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 AND CONSIDERATIONS 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

CERTIFICATE OF APPROVAL

I, _____, CHAIRPERSON OR _____ 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. 202_ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____ 202_ BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

PRELIMINARY PLAT OF
PREMIER LAND
TRUCK FACILITY
ADDITION
LOT 1, BLOCK A
11.33 ACRES

OWNER/DEVELOPER:
PREMIER LAND & ESTATES, LLC
2456 WEST NINE MILE ROAD
PENSACOLA, FL 32534
TEL: (850) 254-0865
CONTACT: ROMAN VULPE
ceo@foxholdingus.com

ENGINEER:
PAPE-DAWSON ENGINEERS, LLC.
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JAMES SWAIM, R.P.L.S.

SITUATED IN THE ULRICH WUTHRICK SURVEY,
ABSTRACT NO. 1518, CITY OF DALLAS, DALLAS
COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000148
ENGINEERING NO. 311T-_____

DATE OF PREPARATION: DECEMBER 4, 2025