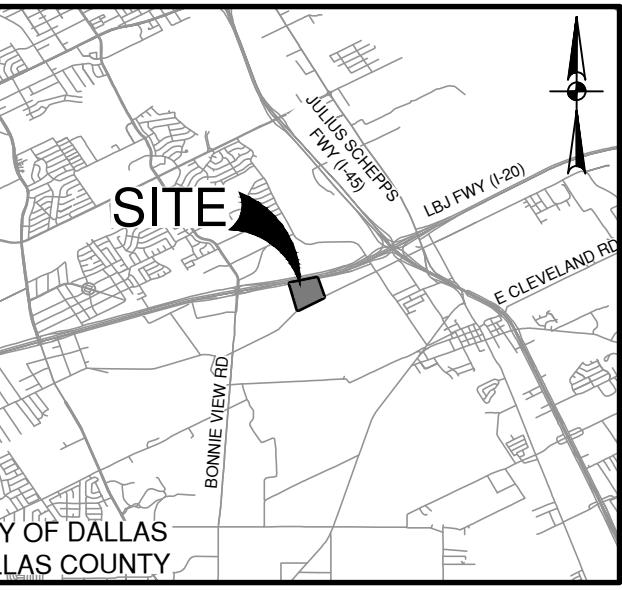
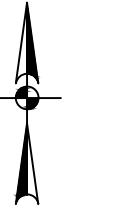


MATCH LINE SHEET 2



LOCATION MAP

NOT-TO-SCALE



SCALE: 1" = 40'
0' 40' 80' 120'

Survey Job No. 70479-00

PREMIER LAND TRUCK FACILITY ADDITION

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-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 374.48 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 AFOREMENTIONED 10.100-ACRE TRACT;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE SAID LYNDON B. JOHNSON FREEWAY, S 30°53'30" 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 DUTM OF 1983 (2011). DISTANCES AND COORDINATES SHOWN HAVE BEEN SCALED BY APPLYING A SURFACE SCALE FACTOR OF 1.00013650.
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.

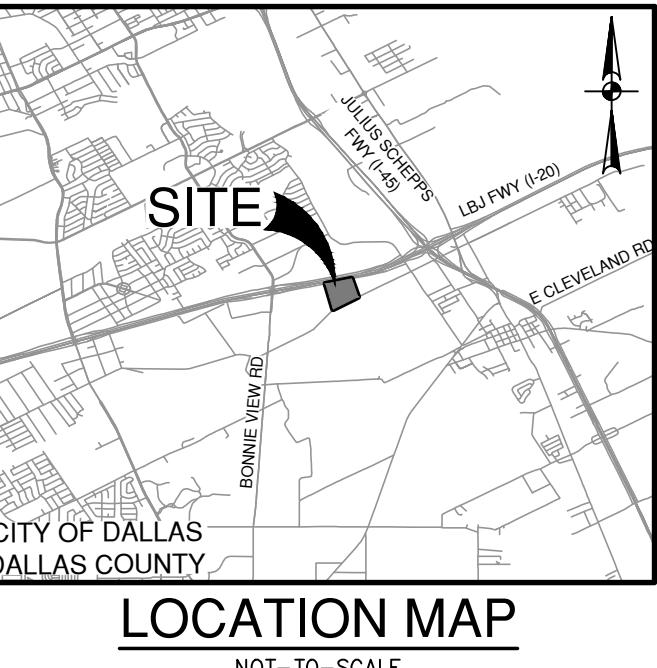
CITY OF DALLAS
20' WATER EASEMENT
VOL. 82061, PG. 2252,
D.R.D.C.T.

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

10.100 ACRES

493,516 SQ. FT.

10.100 ACRES

LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 40'
0' 40' 80' 120'

LEGEND

— W —	WATER LINE
— SS —	SANITARY SEWER LINE
— X —	BARBED WIRE FENCE
— — —	CENTERLINE
— O —	OVERHEAD UTILITY
— / / —	ASPHALT LINE
— - -	EXISTING EASEMENT LINE
— - - -	PROPOSED EASEMENT LINE
— — —	BOUNDARY LINE
— G —	GUY ANCHOR
— H —	FIRE HYDRANT
— S —	SIGN
— UP —	UTILITY POLE
— UPT —	UTILITY POLE W/TRANSFORMER
— W —	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
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

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

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@lxholdingus.com

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-

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

SHEET 2 OF 3

