

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEING A 2.298 ACRE TRACT OF LAND LOCATED IN THE HINSON C. DAVIS SURVEY, ABSTRACT NUMBER 410, CITY OF DALLAS, DALLAS COUNTY TEXAS, BEING A PORTION OF CITY BLOCK 8043, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF A 2.29 ACRE TRACT OF LAND, AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO KKMD INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202100371216, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 2.298 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT "X" CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 2.298 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK D/8043, MARATHON ADDITION, AND ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93122, PAGE 3161, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), ALSO BEING IN THE WEST LINE OF LOT 1 BLOCK D/8043, OLD GARLAND AIRFIELD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93017, PAGE 3488, PRDCT, SAID POINT OF BEGINNING HAVING NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7002939.1 E:2528315.0 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK);

**THENCE**, S89°55'41"E, ALONG SAID WEST LINE OF SAID LOT 1, BLOCK D/8043, OLD GARLAND AIRFIELD ADDITION, BEING COMMON WITH THE EAST LINE OF HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 148.55 FEET, TO AN "X" CUT SET, BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE NORTH LINE OF A CALLED 45-FOOT INGRESS-EGRESS AND ACCESS EASEMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 93107, PAGE 3488, PRDCT;

**THENCE**, S89°04'41"W, ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT OF LAND, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 45-FOOT INGRESS-EGRESS AND ACCESS EASEMENT, A DISTANCE OF 675.14 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE, A 56-FEET WIDE RIGHT-OF-WAY;

**THENCE**, N00°04'38"E, ALONG THE WEST LINE OF HEREIN DESCRIBED TRACT OF LAND, BEING COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID CALLED EXECUTIVE DRIVE, A DISTANCE OF 148.58 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED LOT 2, BLOCK D/8043, MARATHON ADDITION, ALSO BEING IN SAID CALLED EAST RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

**THENCE**, N89°04'41"E, ALONG THE NORTH LINE OF HEREIN DESCRIBED TRACT OF LAND, SAME BEING COMMON WITH THE SOUTH LINE SAID CALLED LOT 2, BLOCK D/8043, MARATHON ADDITION, A DISTANCE OF 672.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.298 ACRES OF LAND (100,100 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, KKMD INVESTMENTS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HINSON C. DAVIS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. 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. AN EASEMENT AREA AT LEAST 12 FEET WIDE IN THE AREA LABELED WATER AND WASTEWATER WITHIN THE MINIMUM 20-FOOT-WIDE SHARED ACCESS AREA IS RESERVED EXCLUSIVELY FOR PUBLIC WATER AND WASTEWATER BELOW GRADE (SURFACE ACCESS OVER THE WATER AND WASTEWATER EASEMENTS IS PERMISSIBLE). 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 REMOVED 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).

NOT WITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE SHARED ACCESS AREA EASEMENT SHOWN ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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 \_\_\_\_, 20\_\_.

\_\_\_\_\_  
KKMD INVESTMENTS, LLC

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MIKE PATEL, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER THIS HEIRS, GRANTEES AND ASSIGNS:

THE SHARED ACCESS AREA DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE USE OR CONDITION OF THE SHARED ACCESS AREA. IN THE EVENT THAT THE CITY OF DALLAS WATER UTILITIES DOES ELECT TO REPAIR PAVING IN THE SHARED ACCESS AREA AFTER WORK ON WATER OR WASTEWATER LINES OR FOR ANY OTHER REASON, THE PAVEMENT REPAIR WILL BE TO MINIMUM STANDARDS SET FORTH IN THE CITY OF DALLAS PAVEMENT CUT AND REPAIR STANDARDS MANUAL OR ITS SUCCESSOR, AND ANY SPECIAL PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION AT ITS OPTION.

CHIEF ENGINEER OF DEVELOPMENT SERVICES

GENERAL NOTES

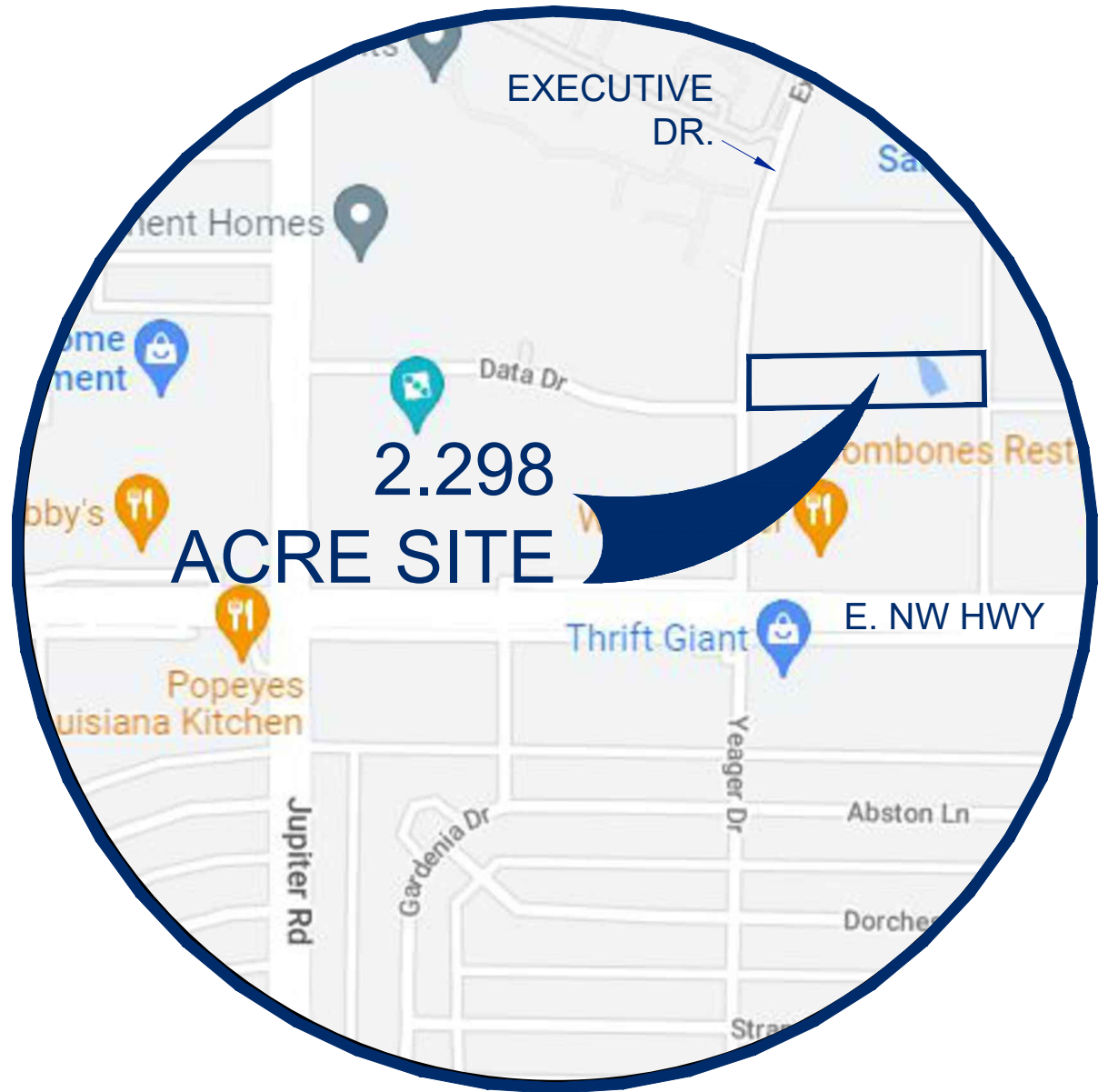
- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
- ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "PERC ENGINEERING".
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 4813C0360L, EFFECTIVE 07-07-2014.
- SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 2 (TWO) COMMERCIAL LOTS FOR DEVELOPMENT, BEING LOTS 1 & 2, BLOCK D/8043, HINSON C. DAVIS ADDITION.
- NO TREES LOCATED ON SUBJECT PROPERTY
- ALL DISTANCES IN PARENTHESIS ARE BASED ON PLAT RECORD 93017-3488

OWNER / DEVELOPER:

KKMD INVESTMENTS LLC  
CONTACT: MIKE PATEL  
PHONE: 918-916-5500  
5503 STATESMAN LANE  
FRISCO, TX 75034

ENGINEER:

JAHVANI CONSULTING ENGINEERS, INC.  
CONTACT: HOUSHANG JAHVANI  
PHONE: 214-718-9469  
2121 N. JOSEY LANE, SUITE 200,  
CARROLLTON, TEXAS



VICINITY MAP  
NTS

ABBREVIATIONS

DRDCT - DEED RECORDS, DALLAS COUNTY, TEXAS  
OPRDCT - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
PRDCT - PLAT RECORDS, DALLAS COUNTY, TEXAS  
RPRDCT - REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS  
CC# - COUNTY CLERK'S FILE NUMBER  
CIRS - CAPPED IRON ROD FOUND  
FND. - FOUND

PLACE COUNTY

RECORDING LABEL HERE

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 APPROVE ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_ BY SAID COMMISSION.

\_\_\_\_\_  
CHAIRPERSON OR VICE CHAIRPERSON  
CITY PLAN COMMISSION  
DALLAS, TEXAS

ATTEST:

\_\_\_\_\_  
SECRETARY

APPLICATION FILE NUMBER:

PRELIMINARY PLAT  
LOTS 1 & 2, BLOCK D/8043  
HINSON C. DAVIS ADDITION  
BEING 2.298 ACRES LOCATED IN THE  
HINSON C. DAVIS SURVEY, ABSTRACT NO. 410  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-093

SURVEYOR:

**PERC**  
ENGINEERING

4055 INTERNATIONAL PLAZA, STE 430  
FORT WORTH, TX 76109  
MAIN: 817.380.5110  
tbpels #10194323  
www.PERC-eng.com

PROJECT NUMBER: 3235887 DATE: \_\_\_\_, 20\_\_  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N89°04'34"E	10.34'
L2	S00°55'26"E	15.33'
L3	N89°04'41"E	196.71'
L4	N00°55'12"W	81.30'
L5	S00°55'22"E	73.66'
L6	N89°00'04"E	63.47'
L7	S89°00'04"W	23.87'
L8	S89°04'37"W	8.01'
L9	S89°04'34"W	188.00'
L10	N00°55'26"W	15.33'
L11	S89°04'34"W	10.79'

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1672.00'	656.14'	22°29'04"	N10°33'25"E	651.94'
C2	46.00'	72.26'	90°00'00"	S45°55'26"E	65.05'
C3	20.00'	31.42'	89°59'53"	S45°55'22"E	28.28'
C4	20.00'	31.42'	89°59'53"	N44°04'44"E	28.28'
C5	20.00'	31.44'	90°04'34"	S45°57'39"E	28.30'
C6	20.00'	42.98'	123°07'31"	S27°26'18"W	35.17'
C7	20.00'	53.11'	152°09'41"	N44°17'06"W	38.83'
C8	54.00'	27.75'	29°28'31"	S74°21'19"W	27.44'
C9	46.00'	72.26'	89°59'53"	N45°55'22"W	65.05'
C10	20.00'	31.42'	90°00'00"	N45°55'26"W	28.28'

LOT 2, BLOCK D/8043  
MARATHON ADDITION  
VOL. 93122, PG. 3161  
PRDCT

(TRACT 2)  
CALLED 13.841 ACRES  
DAY DALLAS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CC# 202100373403  
OPRDCT

LOT 1, BLOCK D/8043  
OLD GARLAND AIRFIELD ADDITION  
VOL. 93017, PG. 3488  
PRDCT

**POB**  
"X" CUT FND.  
NAD83 (GRID)  
N:7002939.1  
E:2528315.0

LOT 1, BLOCK D/8043  
0.937 ACRES  
(40,833 S.Q. FT.)

LOT 2, BLOCK D/8043  
1.361 ACRES  
(59,266 S.Q. FT.)

APPROX. LOCATION OF  
WASTEWATER ESMT.  
VOL. 92176, PG. 3751  
DRDCT

CALLED 3.4166 ACRES  
CITY OF DALLAS  
SAM'S EAST, INC.  
VOL. 93107, PG. 3488  
PRDCT

ACCESS EASEMENT  
SAM'S EAST, INC.  
VOL. 93107, PG. 3488  
PRDCT

HINSON C. DAVIS SURVEY ~  
ABSTRACT NO. 410

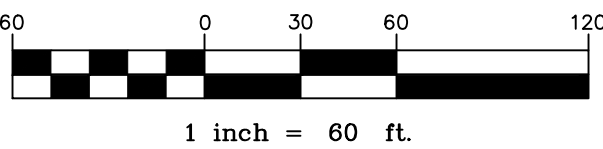
LOT 7, BLOCK D/8043  
CALLED 0.807 ACRES  
HINSON C. DAVIS SURVEY  
AUTOMOTIVE CORPORATION  
VOL. 2005093, PG. 5306  
PRDCT

REMAINDER  
CALLED 3.99 ACRES  
SAM'S EAST, INC.  
VOL. 2002187, PG. 3870  
DRDCT

LOT 3, BLOCK B/8043  
CALLED 13.74 ACRES  
LEXINGTON GREEN  
APARTMENTS  
VOL. 83181, PG. 2945  
RPRDCT

LOT 6, BLOCK B/8043  
CALLED 13.806 ACRES  
WRC 12610 APARTMENTS, LP  
CC# 201700118239  
OPRDCT

BLOCK A/8043  
GREENBRIAR BUSINESS CENTER  
SECTION ONE, REVISED  
VOL. 84070, PG. 864  
PRDCT



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ISAAC BENAVIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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

ISAAC BENAVIDES DATE: FEBRUARY \_\_, 2025  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7045  
STATE OF TEXAS

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_ DAY OF \_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_