

OWNER'S CERTIFICATE:

THE STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS the City of Dallas is the owner of a 37.812 Acre (1,647,085 Square Foot) tract of Unplatted Land situated in the John E. Helms Survey, Abstract Number 605 in the City of Dallas, Dallas County, Texas and being all of the property conveyed to the City of Dallas by deeds recorded in Instruments Numbered 20070127330, 20080338683 and 201700253346 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

NOTE: All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

BEGINNING at a ½-inch diameter iron rod with yellow cap (Record Monument) found at an inside corner of Lot1, Block D/7212 of the Pinnacle Park No. 2 Addition, an addition to the City of Dallas recorded in Volume 2001104, Page 1 of the Deed Records of Dallas County, Texas, and being also the Northwest corner of the herein described tract of land (N=6962344.27; E=2465068.12):

THENCE North 89°28'04" East with the common line between said Lot 1 and the herein described tract of land a distance of 1,156.99 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at an inside corner of the herein described tract of land, being also an outside corner of said Lot 1:

THENCE North 00°31'56" West, continuing with said common property line a distance of 55.00 feet to a Mag Nail with washer stamped "CITY OF DALLAS" set at an outside corner of the herein described tract of land, being also an inside corner of said Lot 1:

THENCE North 89°28'04" East, continuing with said common property line a distance of 198.60 feet to an "X" cut in concrete pavement found at the Point of Curvature of a Curve to the Left (N=6962411.85; E=2466422.95):

THENCE Northeasterly, continuing with said common property line and along said Curve, having a Radius of 128.46 feet, a Central Angle of 26°59'35", an Arc Length of 60.52 feet and a Chord which bears North 75°58'21" East a distance of 59.96 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at the Point of Tangency (N=6962426.30; E=2466481.20):

THENCE North 62°28'33" East, continuing with said common property line a distance of 55.41 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at an outside corner of the herein described tract of land, being also an inside corner of said Lot 1 (N=6962451.99; E=2466530.24):

THENCE North 83°11'45" East, continuing with said common property line a distance of 20.69 feet to an "X" cut in concrete pavement at the intersection with the West Right-of-Way line of Pinnacle Park Boulevard, a variable width public street by the Pinnacle Park Boulevard and Pinnacle Point Drive Right-of-Way addition, an addition to the City of Dallas recorded in Volume 2001104, Page 3 of the Deed Records of Dallas County, Texas, being also the most Northerly corner of the herein described tract of land and the Southeast corner of said Lot 1, at a non-tangent point on a Curve to the Left (N=6962454.44; E=2466550.79):

THENCE Southeasterly with the said West line of Pinnacle Park Boulevard and along said Curve, having a Radius of 982.00 feet, a Central Angle of 19°29'47", an Arc Length of 334.15 feet and a Chord which bears South 37°42'11" East a distance of 332.54 feet to a 5/8" I.R. w/COD Cap set at the Point of Tangency:

THENCE South 45°35'00" East, continuing with the Southwest line of Pinnacle Park Boulevard a distance of 245.39 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

THENCE South 47°27'03" East, continuing with the said Southwest line of Pinnacle Park Boulevard a distance of 42.40 feet to a 5/8" I.R. w/COD Cap set at a common corner between said Pinnacle Park Boulevard and Pinnacle Point Drive Right-of-Way addition and the Pinnacle Park Boulevard and Stone Quarry Road Right-of-Way addition, an addition to the City of Dallas recorded in Volume 2000044, Page 17 of the Deed Records of Dallas County, Texas, being also the most Easterly corner of the herein described tract of land and the most Northerly corner of a tract of unplatted land conveyed to the Pinnacle Industrial Center Owners Association by deed recorded in Instrument Number 20110000062 of the Official Public Records of Dallas County, Texas:

THENCE Southwesterly, departing the last said Southwest line of Pinnacle Park Boulevard and with the common property line between the herein described tract of land and said Pinnacle Industrial Center Owners Association property the following courses and distances:

South 14°37'24" West a distance of 102.74 feet to an outside corner of the herein described tract of land (not monumented):

South 70°41'33" West a distance of 66.52 feet to an inside corner of the herein described tract of land (not monumented):

South 22°24'34" West a distance of 156.92 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

South 40°53'06" West a distance of 165.71 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

South 60°53'38" West a distance of 167.60 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

North 80°21'45" West a distance of 301.89 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

North 77°53'26" West a distance of 194.94 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at an inside corner of the herein described tract of land (N=6961609.21; E=2466069.22):

South 74°06'20" West a distance of 168.38 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

South 15°53'40" East a distance of 329.93 feet to a ½-inch diameter iron rod found at an outside corner of the herein described tract of land:

South 74°06'20" West a distance of 680.50 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at the intersection with the Northeast Right-of-Way line of Stone Mesa Drive, a 64-foot-wide public street by the Stone Mesa Drive Right-of-Way addition, an addition to the City of Dallas recorded in Volume 2001018, Page 708 of the Deed Records of Dallas County, Texas (N=6961059.44; E=2465343.11):

THENCE North 15°53'40" West with the said Northeast line of Stone Mesa Drive a distance of 917.30 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at the Point of Curvature of a Curve to the Right (N=6961923.91; E=2465030.42):

THENCE Northerly, continuing with the said Northeast line of Stone Mesa Drive and along said Curve, having a Radius of 558.00 feet, a Central Angle of 15°19'16", an Arc Length of 149.21 feet and a Chord which bears North 08°14'02" West a distance of 148.77 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at the Point of Tangency (N=6962088.58; E=2465070.55):

THENCE North 00°34'24" West, continuing with the East line of Stone Mesa Drive a distance of 37.19 feet to a 1/2-inch diameter iron rod with yellow cap (Record Monument) found at the Point of Curvature of a Curve to the Right (N=6962125.79; E=2465070.22):

THENCE Northeasterly, continuing with the said East line of Stone Mesa Drive and along said Curve, having a Radius of 25.00 feet, a Central Angle of 70°03'41", an Arc Length of 30.57 feet and a Chord which bears North 34°26'48" East a distance of 28.70 feet to the Point of Reverse Curvature of a Curve to the Left (not monumented):

THENCE Northeasterly and Northerly, continuing with the said East line of Stone Mesa Drive and along said Curve, having a Radius of 60.00 feet, a Central Angle of 134°01'23", an Arc Length of 140.35 and a Chord which bears North 02°27'57" East a distance of 110.47 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) set at a non-tangent corner on the North line of said Stone Mesa Drive (N=6962259.88; E=2465091.17):

THENCE South 85°37'29" West with the said North line of Stone Mesa Drive a distance of 22.38 feet to a ½-inch diameter iron rod with yellow cap (Record Monument) found at in inside corner of the above referenced Lot 1 of the Pinnacle Park No. 2 addition (N=6962258.29; E=2465068.91):

THENCE North 00°31'56" West with the common property line between said Lot 1 and the herein described tract of land a distance of 86.00 feet to the POINT OF BEGINNING, containing 1,647,085 Square Feet, or 37.812 Acres of land:

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Sophia L. Harvey does hereby adopt this plat, designating the herein above described property as JOEY GEORGUSIS PARK ADDITION, FIRST SECTION, AN INDUSTRIAL SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets and alleys 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 construct ing, 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 egr ess 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:

THE STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Sophia L. Harvey, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of , 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Commission Expires: , 20

PRELIMINARY PLAT  
JOEY GEORGUSIS PARK ADDITION  
FIRST SECTION  
AN INDUSTRIAL SUBDIVISION  
Lot 1, Block J/7212  
A PLAT OF 37.812 ACRES OF LAND IN THE  
JOHN E. HELMS SURVEY, ABSTRACT NO. 605  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-142  
MARCH, 2025



OWNER:  
CITY OF DALLAS  
1500 Marilla Street  
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS  
DEPARTMENT OF PUBLIC WORKS  
320 E. JEFFERSON RM. 307  
DALLAS, TEXAS 75203