

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 10200 Plano Road, LLC is the owner of a 6.627 acre tract of land situated in the A. G. Collins Survey, Abstract No. 329, City of Dallas, Dallas County, Texas and being part of Lot 1, Block C/8052, Interstate Battery Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 200531, Page 128, Official Public Records, Dallas County, Texas; Save & Except that 1,762 acre tract of land conveyed to City of Dallas, Dallas County, Texas by Right-of-Way Deed recorded in County Clerk's Instrument No. 200503627504, Official Public Records, Dallas County, Texas; said 6.627 acre tract also being known as Tract 1 and Tract 2 - Parcel B conveyed to 10200 Plano Road, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 202300142293, Official Public Records, Dallas County, Texas; said 6.627 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a point at the southeast corner of said 6.627 acre tract; said point also being the southeast corner of said Lot 1, Block C/8052; said point also being in the approximate centerline of Dixon Branch; said point also being a southwest corner of a tract of land conveyed to K2C Austin, LLC by General Warranty Deed recorded in County Clerk's Instrument No. 201700346699, Official Public Records, Dallas County, Texas; said point also being on the northeast line of a 100-foot wide tract of land conveyed to Dallas Power and Light Company (Texas Utilities Electric Company) by deed recorded in Volume 4257, Page 464, Deed Records, Dallas County, Texas;

THENCE, North 59 degrees 58 minutes 16 seconds West, with the common line of said 6.627 acre tract and Dallas Power and Light company tract, a distance of 669.25 feet to a 3-1/4-inch aluminum disk stamped "INTERSTATE BATTERY NO. 2 ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod (TXDOT Monument found South 59 degrees 58 minutes 16 seconds East, 1.58 feet) at the southwest corner of said 6.668 acre tract; said point also being the southeast corner of said City of Dallas Right-of-Way Deed; said point also being on the east right-of-way line of Plano Road (variable width);

THENCE, with said east right-of-way line of Plano Road, the following metes and bounds;

North 01 degree 45 minutes 45 seconds West, leaving said northeast line, a distance of 332.37 feet to a 1/2-inch iron rod found at the north corner of said City of Dallas Right-of-Way Deed;

North 00 degrees 06 minutes 25 seconds East, passing, at a distance of 37.37 feet a point at the northwest corner of said Lot 1, Block C/8052; said point also being the northernmost southwest corner of said Tract 2 - Parcel B; continuing, in all, a total distance of 47.30 feet to a 1/2-inch iron rod found at the northwest corner of said 6.627 acre tract; said point also being the northwest corner of said Tract 2 - Parcel B; said point also being the southwest corner of Remainder of Block A/8053, Continental Industrial District, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 77176, Page 1834, Deed Records, Dallas County, Texas;

THENCE, South 89 degrees 37 minutes 52 seconds East, leaving said east right-of-way line and with the common line of said 6.627 acre tract and remainder Block A/8053, a distance of 437.68 feet to a 3-1/4-inch aluminum disk stamped "INTERSTATE BATTERY NO. 2 ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the northernmost northeast corner of said 6.627 acre tract; said point also being the southeast corner of said remainder Block A/8053; said point also being on the west line of Lot 2C, Block B/8053, Gateway East Business Park Emerson Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2000044, Page 57, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said 6.627 acre tract and Lot 2C, Block B/8053, the following metes and bounds;

South 00 degrees 27 minutes 58 seconds East, a distance of 128.00 feet to a 1/2-inch iron rod found at an interior corner of said 6.627 acre tract; said point also being the southwest corner of said Lot 2C, Block B/8053;

South 89 degrees 25 minutes 58 seconds East, a distance of 95.01 feet to a point at the easternmost northeast corner of said 6.627 acre tract; said point also being in the said approximate centerline of Dixon Branch;

THENCE, with the east line of said 6.627 acre tract and approximate centerline of Dixon Branch, the following metes and bounds;

South 08 degrees 33 minutes 43 seconds, passing, at a distance of 173.56 feet a point at the northeast corner of said Lot 1, Block C/8052; continuing, in all, a total distance of 399.66 feet to a point at the beginning of a curve to the right having a radius of 287.94 feet;

Southeasterly, with said curve to the right through a central angle of 14 degrees 51 minutes 58 seconds, an arc distance of 74.71 feet (chord bears South 01 degree 07 minutes 43 seconds East, 74.50 feet) to a point at the end of said curve;

South 06 degrees 18 minutes 17 seconds West, a distance of 79.00 feet to a point at the beginning of a curve to the left having a radius of 82.09 feet;

Southeasterly, with said curve to the left through a central angle of 24 degrees 21 minutes 38 seconds, an arc distance of 34.90 feet (chord bears South 05 degrees 52 minutes 26 seconds East, 34.64 feet to the POINT OF BEGINNING;

CONTAINING, 288,685 square feet or 6.627 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 10200 PLANO ROAD, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **INTERSTATE BATTERY NO. 2 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_____, 2026.

Sang J. Lee
Director

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Sang J. Lee, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the____day of_____, 2026.

Notary Public in and for the State of Texas

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block C/8052 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block C/8052. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block C/8052, unless approved by the Directors of Development Services and Dallas Water Utilities; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement of any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block C/8052, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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_____, 2026.

RELEASED 7/6/2026 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the____day of_____, 2026.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

PRELIMINARY PLAT
INTERSTATE BATTERY NO. 2 ADDITION
LOTS 1R & 2, BLOCK C/8052

BEING ALL OF
LOT 1, BLOCK C/8052
INTERSTATE BATTERY ADDITION
AN ADDITION TO THE CITY OF DALLAS

BEING ALL OF
TRACT 2 -PARCEL B
10200 PLANO ROAD, LLC
INSTRUMENT NO. 202300142293, O.P.R.D.C.T.
A.G. COLLINS SURVEY, ABSTRACT NO. 329
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: PLAT-26-000179
ENGINEERING NUMBER DP26-xxxx

Gonzalez & Schneeberg
engineers ■ surveyors

801 East Campbell Road
Suite 330, Richardson, Texas
75081 - (972) 516-8855

Engineering Firm No. F-3376 Surveying License No. 100752-00

SCALE 1" = 40' DATE JULY, 2026 PROJ. NO. 7933-26-01-22 DWG. NO. 7933 pre-plat.dwg