



- NOTES:**
- The purpose of this plat is to create subdivide an existing lot for development of a parking lot.
 - Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
 - The basis of bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 adjustment realization 2011.
 - The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
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ABBREVIATION LEGEND:

P.O.B.	= POINT OF BEGINNING
SQ. FT.	= SQUARE FEET
(XXX.XX')	= RECORD DIMENSION
VOL.	= VOLUME
PG.	= PAGE
INST. NO.	= INSTRUMENT NUMBER
CM	= CONTROLLING MONUMENT
XF	= "X" CUT IN CONCRETE FOUND
IRF	= IRON ROD FOUND
IRFC	= IRON ROD WITH RED PLASTIC CAP STAMPED
ADF	= "KHA" FOUND
	= 3-1/2" ALUMINUM DISK STAMPED
ROW	= RIGHT-OF-WAY
D.R.D.C.T.	= DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	= MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, HILAND DAIRY FOODS COMPANY, LLC is the owner of a 1.3282 acre (57,856 square foot) tract of land situated in the John M. Crockett Survey, Abstract No. 353, City of Dallas, Dallas County, Texas, in City of Dallas Block A/7946, and being a portion of Lot 1, Block A/7946, of Mr. "M" Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 84147, Page 3599, Deed Records of Dallas County, Texas, and being that called 1.3831 acre tract of land described in the Special Warranty Deed to Hiland Dairy Foods Company, LLC, recorded in Instrument No. 202300092557, Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the westernmost end of a right-of-way corner clip at the intersection of the west right-of-way line of South Central Expressway (a variable width right-of-way) and the southeast east right-of-way line of Haven Street (a 50-foot wide right-of-way), said point being in the northwest line of a called 0.17 acre tract of land conveyed to the State of Texas, according to the document recorded in Volume 137, Page 625, of the Minutes of Dallas County Court No. 2, and at the westernmost corner of a tract of land dedicated to the City of Dallas, per said plat of the Mr. "M" Addition, and being the northwest corner of a called 6,937 square foot tract of land described as "Tract II" in the General Warranty Deed to the City of Dallas, recorded in Volume 91137, Page 705, Deed Records of Dallas County, Texas;

THENCE South 45°52'27" West, with said southeast right-of-way line of Haven Street, the northwest line of said 0.17 acre tract, and the northwest line of said Tract II and the northwest line of a called 72,296 square foot tract of land described as "Tract 1" in said General Warranty Deed, a distance of 304.10 feet to the southwest corner of said Tract 1, in a circular right-of-way corner clip at the intersection of said southeast right-of-way line of Haven Street, and the east right-of-way line of Botham Jean Boulevard (formerly Lamar Avenue, a variable width right-of-way) and the east right-of-way line of Haven Street (a 50-foot wide right-of-way), and in the east line of a tract of land conveyed to the State of Texas, according to the document recorded in Volume 29, Page 491, of the Minutes of Dallas County Court No. 2;

THENCE with the common line of said 72,296 square foot tract and said Tract "1", over and across said Lot 1, Block A/7946, the following courses and distances:

- South 44°07'33" East, a distance of 46.31 feet to a point for corner;
- North 49°40'01" East, a distance of 101.73 feet to a point for corner;
- South 88°01'00" East, a distance of 47.35 feet to a point for corner;
- South 26°34'20" East, a distance of 81.76 feet to a point for corner;
- South 18°44'46" East, a distance of 59.75 feet to a point for corner;
- South 01°59'08" West, a distance of 96.52 feet to a point for corner;
- South 08°14'23" West, a distance of 74.96 feet to a point for corner;
- South 28°12'05" West, a distance of 67.71 feet to a point for corner;
- South 00°59'08" West, a distance of 109.50 feet to a point in the south line of said Lot 1, Block A/7946 and in the north line of a called 11,166 square foot tract of land described in the Quitclaim Deed to Metzger Dairies, Inc., recorded in Volume 87237, Page 3465, Deed Records of Dallas County, Texas, at the southeast corner of said Tract "1" and the southernmost southwest corner of said 72,296 square foot tract; said point also being at the beginning of a non-tangent curve to the left with a radius of 424.54 feet, a central angle of 01°25'06", and a chord bearing and distance of North 53°56'57" West, 10.51 feet;

THENCE with the south line of said Tract "1", the south line of said Lot 1, Block A/7946 and the north line of said 11,166 square foot tract, the following courses and distances:

- In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 10.51 feet to a point for corner;
- North 54°39'30" West, a distance of 66.33 feet to a point at the northwest corner of said 11,166 square foot tract, in the east line of said State of Texas tract (Volume 29, Page 491) and in the east right-of-way line of Botham Jean Boulevard, at the southwest corner of said Lot 1, Block A/7946, said point being at the beginning of a non-tangent curve to the left with a radius of 1,432.00 feet, a central angle of 14°10'59", and a chord bearing and distance of North 15°41'30" West, 353.57 feet;

THENCE in a northwesterly direction, with said east right-of-way line of Botham Jean Boulevard, the east line of said State of Texas tract (Volume 29, Page 491), the west line of said Tract "1", and the west line of said Lot 1, Block A/7946, with said non-tangent curve to the left, an arc distance of 354.48 feet to the beginning of a non-tangent curve to the right with a radius of 100.00 feet, a central angle of 31°20'05", and a chord bearing and distance of North 07°06'57" West, 54.01 feet; said point being the southernmost end of said circular right-of-way corner clip at the intersection of said east right-of-way line of Botham Jean Boulevard and the south right-of-way line of Haven Street;

THENCE in a northwesterly direction, with said circular right-of-way corner clip, and said east line of the State of Texas tract (Volume 29, Page 491), the west line of said Tract "1", and the west line of said Lot 1, Block 7946, with said non-tangent curve to the right, an arc distance of 54.59 feet to the **POINT OF BEGINNING** and containing a computed area of 57,856 square feet or 1.3282 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **HILAND DAIRY FOODS COMPANY, LLC**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **HILAND ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 _____ this the _____ day of _____, 2024.

By: **HILAND DAIRY FOODS COMPANY, LLC**

Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, David J. De Weirtd, 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 Surveying, 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 _____, 2024.

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

David J. De Weirtd
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
david.deweirtd@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirtd 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: CHRIS FERGUSSON P.E.
PHONE: 972-770-1300
EMAIL: CHRIS.FERGUSSON@KIMLEY-HORN.COM

OWNER:
HILAND DAIRY FOODS COMPANY, LLC
5327 BOTHAM JEAN BLVD.
DALLAS, TX, 75215
CONTACT: RAY GIBSON
PHONE: 214-565-7430
EMAIL: RGIBSON@HILANDDAIRY.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAVID J. DE WEIRDT, R.P.L.S.
PHONE: 972-770-1300
EMAIL: DAVID.DEWEIRDT@KIMLEY-HORN.COM

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. 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
HILAND ADDITION**

LOT 1, A/7946

BEING 1.3282 ACRES SITUATED IN AND A REPLAT OF MR. M ADDITION LOT 1, CITY OF DALLAS BLOCK 7946 J.M. CROCKETT, ABSTRACT NO. 353 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-215 ENGINEERING NO. 3111-

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP	KHA	Sep. 2024	060010400	1 OF 1