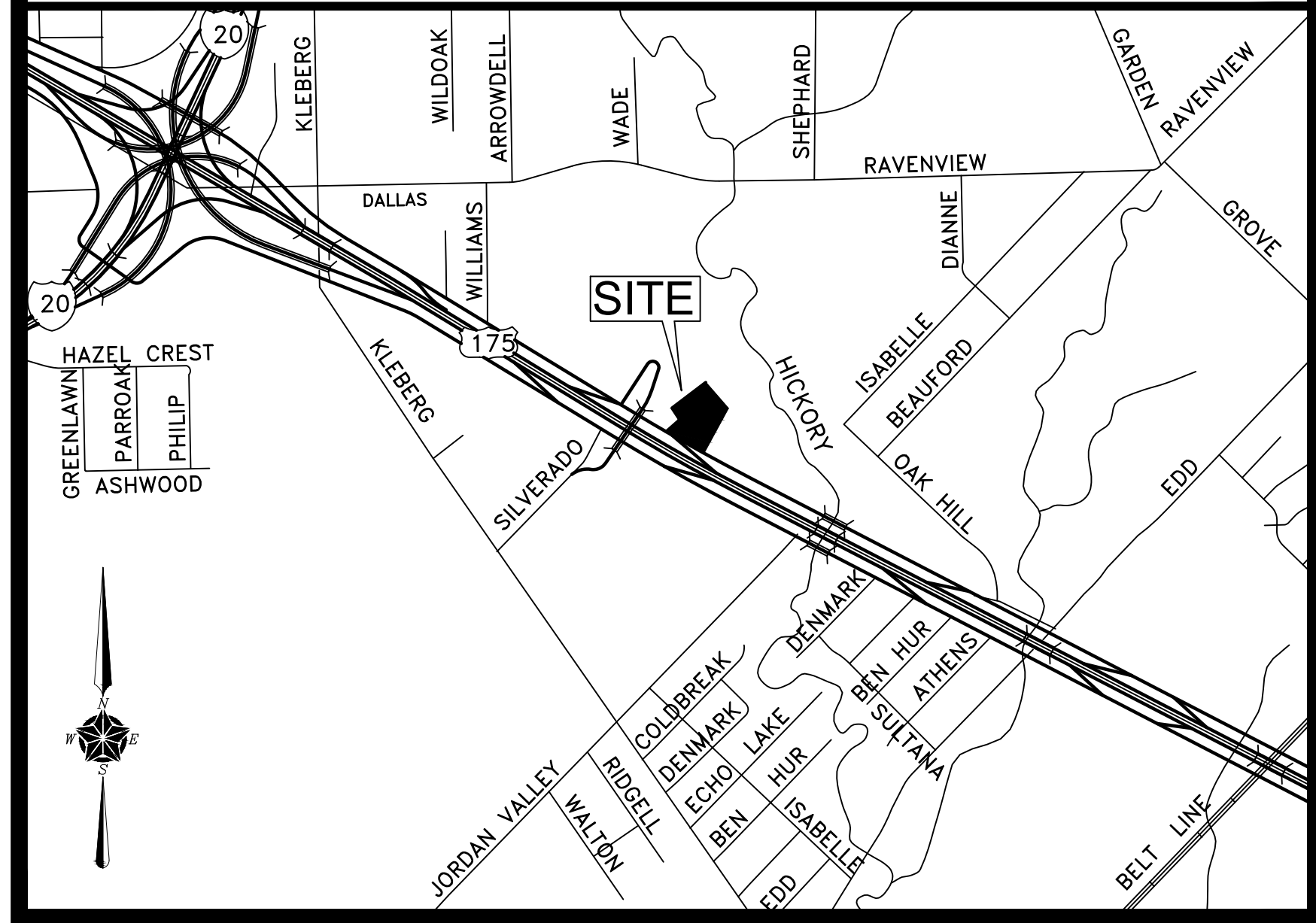


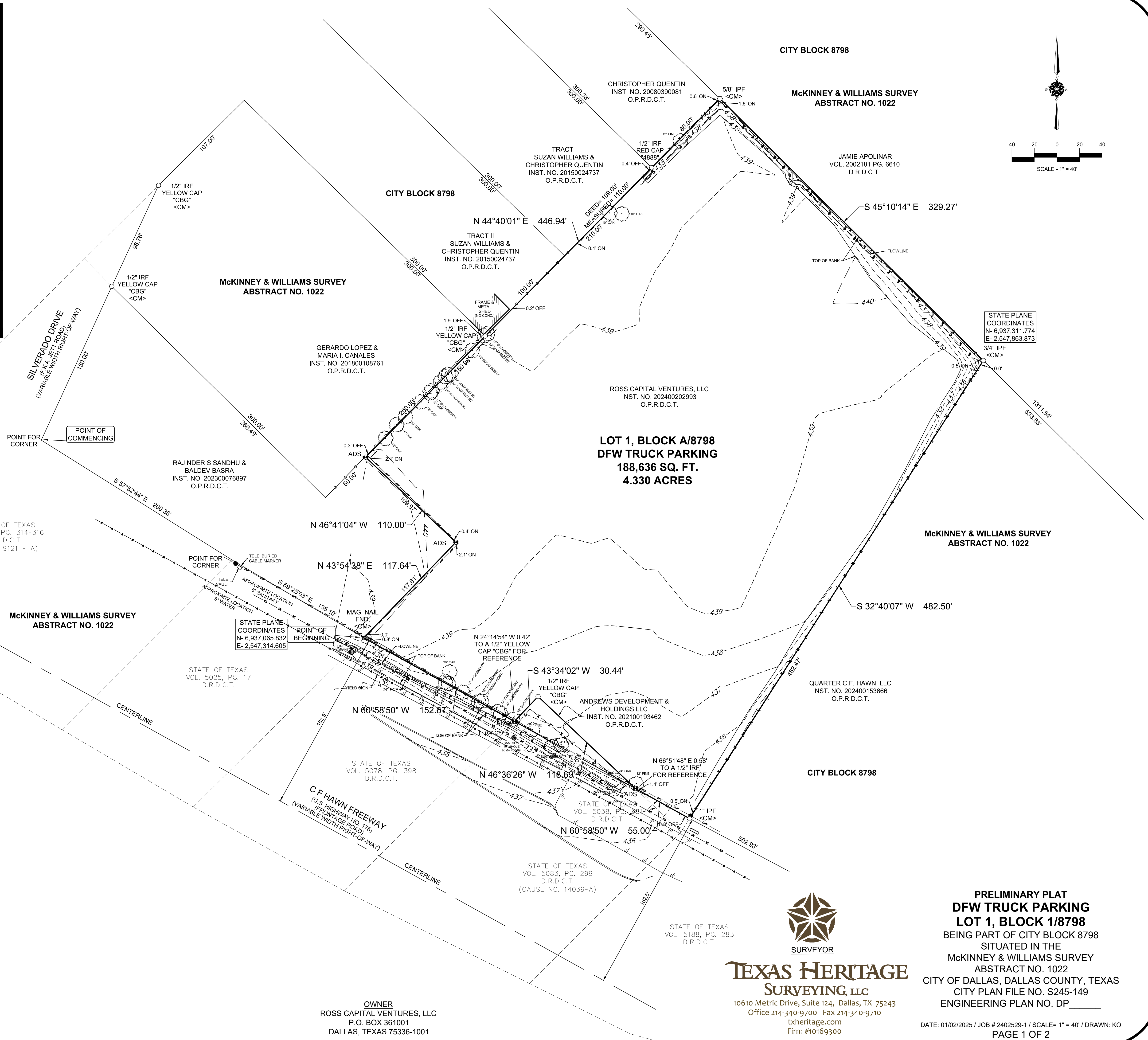
VICINITY MAP (NOT TO SCALE)



LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "DFW TRUCK PARKING & RPLS 5382" SET ON AN IRON ROD FOR CORNER
X FND/SET	X CUT FOUND/SET
<CM>	CONTROL MONUMENT
F.K.A.	FORMERLY KNOWN AS

ASPHALT	—//—//—
CENTERLINE	—+—+—+—
SANITARY SEWER LINE	—SS—
STORM SEWER LINE	—STM—
GAS LINE	—G—G—
WATER LINE	—W—W—
OVERHEAD SERVICE LINE	—OES—
OVERHEAD POWER LINE	—OHP—
CHAINLINK FENCE	—[]—
CHAIN GATE	—[]—
BARBED WIRE FENCE	—X—X—
SHEET METAL FENCE	—///—

- GENERAL NOTES:
- The purpose of this plat is to create one platted lot out of one unplatted tract of land.
 - The maximum number of lots permitted by this plat is one.
 - Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
 - Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0540K, with a date of identification of 01/02/2025, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - Dallas Department of Water Benchmarks used:
#1420 A City of Dallas Bench Mark is set on top of a concrete curb at the northeast corner of a Storm Sewer Drop Inlet at southwest corner of Highland Road & Jim Miller Road
Northing- 6,977,041.537 Easting- 2,521,524.159 Elevation= 524.90'
 - Trees are as shown.
 - There are no structures on subject property.



OWNER
ROSS CAPITAL VENTURES, LLC
P.O. BOX 361001
DALLAS, TEXAS 75336-1001

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
DFW TRUCK PARKING
LOT 1, BLOCK 1/8798
BEING PART OF CITY BLOCK 8798
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1022
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-149
ENGINEERING PLAN NO. DP _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ROSS CAPITAL VENTURES, LLC, is the owner of a tract of land in City Block 8798 situated in the McKinney & Williams Survey, Abstract No. 1022, City of Dallas, Dallas County, Texas, being that same tract of land as described in Special Warranty Deed to ROSS CAPITAL VENTURES, LLC, recorded in Instrument Number 202400202993, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a point for corner for the intersection of the southeast right-of-way line of Silverado Drive (F.K.A. Jett Road)(variable width right-of-way) and the northeast right-of-way line of C.F. Hawn Freeway (U.S. Highway No. 175)(frontage road)(variable width right-of-way), same being the west corner of that tract of land described in Warranty Deed with Vendor's Lien to Rajinder S. Sandhu and Baldev Basra recorded in Instrument Number 202300076897, Official Public Records, Dallas County, Texas;

THENCE South 57 degrees 52 minutes 44 seconds East, along the said northeast right-of-way line of C.F. Hawn Freeway, a distance of 200.36 feet to a point for corner for an angle point of said Sandhu/Basra tract;

THENCE South 59 degrees 25 minutes 03 seconds East, continuing along the said northeast right-of-way line of C.F. Hawn Freeway, a distance of 135.10 feet to a Mag Nail found for the south corner of said Sandhu/Basra tract, same being the POINT OF BEGINNING;

THENCE North 43 degrees 54 minutes 38 seconds East, along the southeast line of said Sandhu/Basra tract, a distance of 117.64 feet to a 3 1/4 inch aluminum disk set stamped "DFW TRUCK PARKING & RPLS 5382" on a 1/2 iron rod for the east corner of said Sandhu/Basra tract;

THENCE North 46 degrees 41 minutes 04 seconds West, along the northern northeast line of said Sandhu/Basra tract, a distance of 110.00 feet to a 3 1/4 inch aluminum disk set stamped "DFW TRUCK PARKING & RPLS 5382" on a 1/2 iron rod for the southernmost north corner of said Sandhu/Basra tract, same being the on the southeast line of that tract of land described in Warranty Deed with Vendor's Lien to Gerardo Lopez and Maria I. Canales, a married couple and Maria T. Canales, a single person as recorded in Instrument Number 201800108761, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 40 minutes 01 seconds East, along the southeast line of said Lopez/Canales tract, passing a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" at 150.98 feet for the east corner of said Lopez/Canales tract, same being the south corner of that tract of land described as Tract II in Warranty Deed with Vendor's Lien to Suzan Williams, an unmarried woman and Christopher Quentin, a married man as recorded in Instrument Number 20150024737, Official Public Records, Dallas County, Texas, continuing along said Williams/Quentin tract for 210.00 feet to a 1/2 inch iron rod found with red plastic cap stamped "4888" for the east corner of Tract I of said Williams/Quentin tract, same being the south corner of that tract of land described in General Warranty Deed to Christopher Quentin as recorded in Instrument Number 20080390081, Official Public Records, Dallas County, Texas, and continuing along the southeast line of said Quentin tract for a total distance of 446.94 feet to a 5/8 inch iron pipe found for the east corner of said Quentin tract and lying in the southernmost southwest line of that tract of land described in Warranty Deed (Lien to Grantor) to Jamie Apolinar as recorded in Volume 2002181, Page 6610, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 10 minutes 14 seconds East, along the southwest line of said Apolinar tract, a distance of 329.27 feet to a 3/4 inch iron pipe found for the north corner of that tract of land described in Special Warranty Deed to Quarter C.F. Hawn, LLC, recorded in Instrument Number 202400153666, Official Public Records, Dallas County, Texas;

THENCE South 32 degrees 40 minutes 07 seconds West, along the northwest line of said Quarter C.F. Hawn, LLC tract, a distance of 482.50 feet to a 1 inch iron pipe found for the west corner of said Quarter C.F. Hawn, LLC tract, same lying in the said northeast right-of-way line of C.F. Hawn Freeway;

THENCE North 60 degrees 58 minutes 50 seconds West, along the said northeast right-of-way line of C.F. Hawn Freeway, a distance of 55.00 feet to a 3 1/4 inch aluminum disk set stamped "DFW TRUCK PARKING & RPLS 5382" on a 1/2 iron rod for the southeast corner of that tract of land described in Sheriff's Deed to Andrews Development & Holdings LLC as recorded in Instrument Number 202100193462, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" bears North 66 degrees 51 minutes 48 seconds East 0.58 feet for reference;

THENCE North 46 degrees 36 minutes 26 seconds West, along the northeast line of said Andrews Development & Holdings LLC tract, a distance of 118.69 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" for the north corner of said Andrews Development & Holdings LLC tract;

THENCE South 43 degrees 34 minutes 02 seconds West, along the northwest line of said Andrews Development & Holdings LLC tract, a distance of 30.44 feet to a 3 1/4 inch aluminum disk set stamped "DFW TRUCK PARKING & RPLS 5382" on a 1/2 iron rod for the west corner of said Andrews Development & Holdings LLC tract, same lying in the said northeast right-of-way line of C.F. Hawn Freeway, from which a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" bears North 24 degrees 14 minutes 54 seconds West 0.42 feet for reference;

THENCE North 60 degrees 58 minutes 50 seconds West, along the said northeast right-of-way line of C.F. Hawn Freeway, a distance of 152.67 feet to the POINT OF BEGINNING and containing 188,636 square feet or 4.330 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ROSS CAPITAL VENTURES, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DFW TRUCK PARKING** 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).

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.
ROSS CAPITAL VENTURES, LLC

By: _____
Rusom Tsegu - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Rusom Tsegu, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 _____, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/28/2025)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

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 approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary



TEXAS HERITAGE
SURVEYING, LLC

OWNER
ROSS CAPITAL VENTURES, LLC
P.O. BOX 361001
DALLAS, TEXAS 75336-1001

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PRELIMINARY PLAT
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ABSTRACT NO. 1022
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-149
ENGINEERING PLAN NO. DP _____

DATE: 01/02/2025 / JOB # 2402529-1 / SCALE= 1" = 40' / DRAWN: KO
PAGE 2 OF 2