

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS GTC INTERESTS, LLC, is the owner of a tract of land situated in the John C. Reed Survey, Abstract No. 1186, City of Dallas, Dallas County, Texas, being a portion of Block B/7226 of Lone Star Park Phase III, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 79244, Page 120, Deed Records, Dallas County, Texas, and being all of a called 2.815 acre tract of land described in the Deed Without Warranty to GTC Interests LLC., recorded in Instrument No. 202400081068, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "City of Dallas" found for the southwest corner of said GTC Interests LLC tract, and the southeast corner of Lot 1, Block B/7226, of Dallas Animal Shelter, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070276417, Official Public Records, Dallas County, Texas, and being in the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way, Volume 78020, Page 671, D.R.D.C.T.),

THENCE with the common line of said GTC Interests LLC tract and said Lot 1, Block B/7226 the following courses and distances:
 North 01°52'10" East, a distance of 330.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 24°13'19" East, a distance of 270.27 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said GTC Interests LLC tract, the most easterly northeast corner of said Lot 1, Block B/7226, and being in the southwest line of a called 5.4336 acre tract of land described in the Special Warranty Deed to the County of Dallas, recorded in Volume 97145, Page 1013, Deed Records, Dallas County, Texas;

THENCE with the common line of said GTC Interests LLC tract and said 5.4336 acre tract, South 36°34'07" East, a distance of 310.77 feet to a 1/2-inch iron rod found for the east corner of said GTC Interests LLC tract, and the most northerly northwest corner of Lot 2, Block B/7226 of Carlisle 3111 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20170016173, Official Public Records, Dallas County, Texas;

THENCE with common line of said GTC Interests LLC tract and said Lot 2, Block B/7226, the following courses and distances:
 South 26°02'40" West, a distance of 109.47 feet to a 1/2-inch iron rod found for corner;

South 00°15'47" West, a distance of 230.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said GTC Interests LLC tract, the southwest corner of said Lot 2, Block B/7226, and being in the north right-of-way line of said Interstate Highway No. 30;

THENCE with the north right-of-way line of said Interstate Highway No. 30, North 89°43'20" West, a distance of 257.70 feet to the **POINT OF BEGINNING** and containing a computed area of 122,457 square feet or 2.811 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GTC INTERESTS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SAFSTOR I-30 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 _____, 20____.

By: **GTC INTERESTS, LLC.**

Name: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said 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 _____ day of _____, 20____.

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 Surveyors, the City of Dallas Dallas Development Code (Ordinance no. 1944, 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 Plat.

Dated this the _____ day of _____, 20____.
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
 10/24/2024

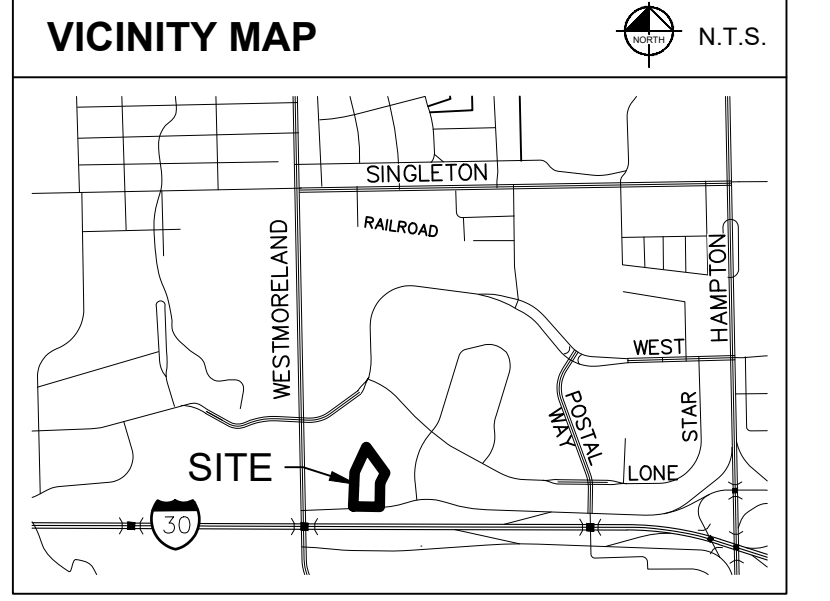
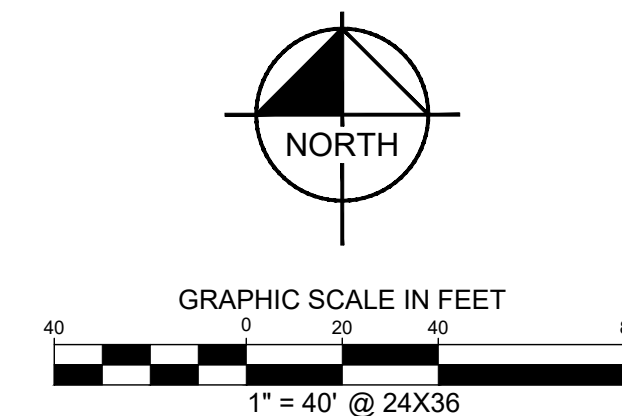
David J. De Weirtd
 Registered Professional Land Surveyor No. 5066
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Ph. (972) 770-1300
 david.deweirtd@kimley-horn.com

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said 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 acknowledge to me that he executed the same 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 _____, 20____.

Notary Public in and for the State of Texas



LEGEND

○	MANHOLE
○	METER
⊗	POLE
□	VALLET
→	GY ANCHOR
⊗	UTILITY POLE
○	ACUMENT
⊗	SAN. SEWER OR WASTEWATER
IRFC	5/8" IRF IRON ROD WITH "KHA" CAP FOUND
IRF	IRON ROD FOUND
X	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
(XX,XX)	RECORD DISTANCE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	CONCRETE PAVEMENT
---	CONTOUR
---	COMMUNICATIONS-MO (FIDUCT)
---	COMMUNICATIONS-TXU (FIDUCT)
---	COMMUNICATIONS-SPECTRUM (CABLE)
---	GAS-ATMOS
---	ELECTRIC-ONCDOR
---	WATER-CITY OF DALLAS
---	SANITARY SEWER-CITY OF DALLAS
---	STORM DRAIN-CITY OF DALLAS
---	STORM DRAIN-TXDOT

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- The purpose of this plat is to create a lot and building site for development.
- Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0340J, for Dallas County, Texas and incorporated areas, dated August 23, 2001, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PLACE COUNTY
RECORDING LABEL HERE

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
SAFSTOR I-30 ADDITION
LOT 5, BLOCK B/7226
 BEING A REPLAT OF A PORTION OF
 LONE STAR PARK - PHASE III
 2.811 ACRES SITUATED IN THE
 JOHN C. REED SURVEY, ABSTRACT NO. 1186
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE No. S245-020
 ENGINEERING No. 311T-

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	AEL	DJD	Oct. 2024	068938501	1 OF 1