

KEYMAP

LINE TYPE LEGEND

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---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	RECORD LOT LINE
---	WATER LINE
---	WASTEWATER LINE
---	STORM SEWER LINE
---	CONCRETE PAVEMENT

LEGEND

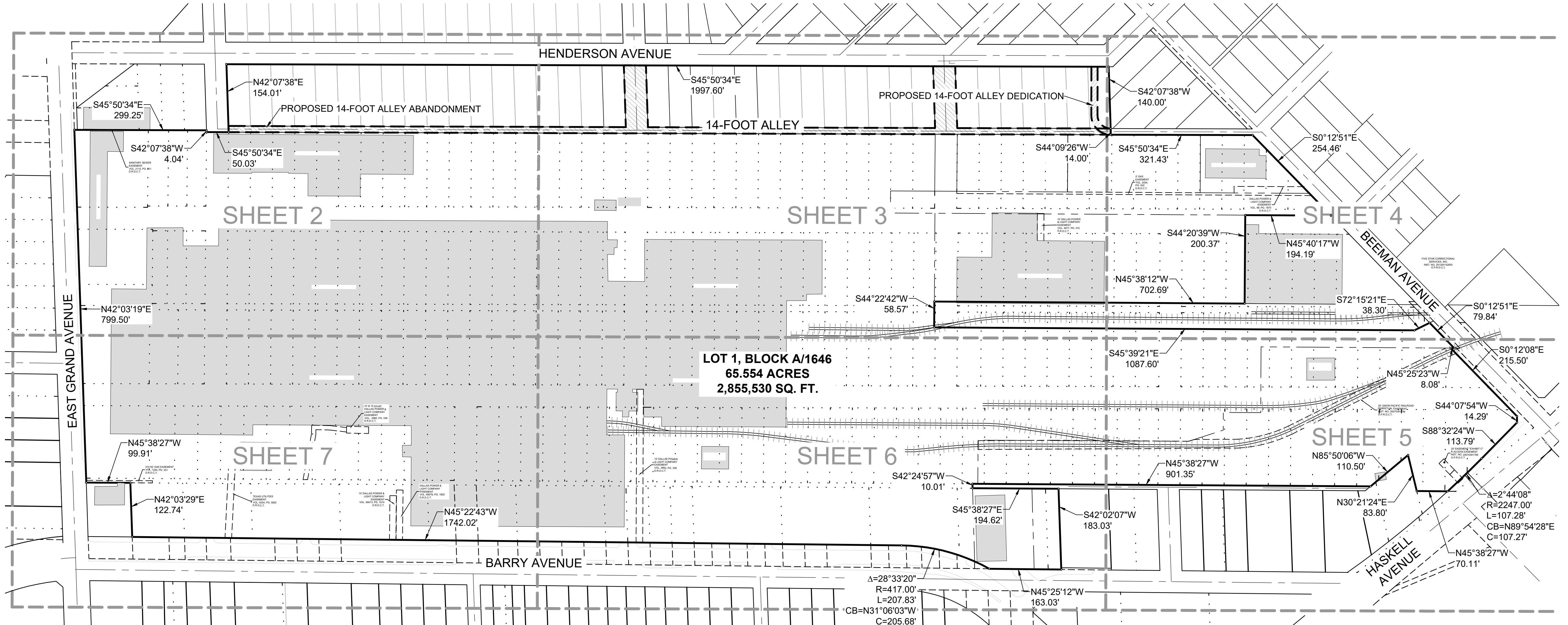
□	BOX OR PEDESTAL	C	COMMUNICATIONS
○	HANDHOLE	E	ELECTRIC OR POWER
○	MANHOLE	F	FIBER OPTIC
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○	STORAGE TANK	D	STORM SEWER
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○	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
○	ROOF DRAIN	SB	SECURITY CAMERA
○	ELEVATION BENCHMARK	SB	SANITARY SEWER BOX
○	FLOW DIRECTION	○	SANITARY SEWER CLEAN OUT
○	MONITORING WELL	○	SANITARY SEWER LIFT STATION
○	FUEL TANK	ST	STORM SEWER DRAIN
○	FLOOD LIGHT	---	TRAFFIC BARRIER
○	GLY ANCHOR	---	TRAFFIC BOLLARD
○	GLY ANCHOR POLE	---	TRAFFIC CAMERA
○	UTILITY POLE	---	TRAFFIC SENSOR
○	ELECTRIC SWITCH	---	TRAFFIC SIGNAL
○	ELECTRIC TRANSFORMER	---	TRASH BIN
○	HANDICAPPED PARKING	---	TREE
○	PARKING METER	---	WATER BOX
○	RAILROAD SIGNAL	---	FIRE SPRINKLER CONNECTION
○	RAILROAD SIGN	---	FIRE HYDRANT
○	SIGN	---	WATER VALVE
○	MARQUEE/BILLBOARD	---	AIR RELEASE VALVE
○	AC UNIT	---	WATER WELL
○	BASKET BALL GOAL	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
○	FLAG POLE	IRFC	IRON ROD WITH CAP FOUND
○	GOAL POST	PK	PK NAIL SET
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○	LIGHT STANDARD	XF	"X" CUT IN CONCRETE FOUND
○	MAIL BOX	P.O.B.	POINT OF BEGINNING
○	NEWS STAND	P.O.C.	POINT OF COMMENCING
○	PHONE BOOTH		

LEGEND

ADF = ALUMINUM DISK FOUND
 ADS = 3/4" ALUMINUM DISK
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GENERAL NOTES:

- BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
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PRELIMINARY PLAT CITY WAREHOUSE ADDITION LOT 1, BLOCK A/1646

REPLAT OF LOTS 1-3, BLOCK A/1646, LOTS 1-18, BLOCK B/1646, LOTS 1-13, BLOCK C/1646, LOTS 1-15, BLOCK D/1646, LOTS 1-5, BLOCK E, LOTS 1-36, BLOCK F/1646, LOTS 1-26, BLOCK G/1646, LOTS 1-18, BLOCK H/1646, LOTS 1-21, BLOCK K/1646, LOTS 1-13, BLOCK L/1646, LOTS 1-31, BLOCK M/1646, LOTS 1-14, BLOCK N/1646, EASTERN HEIGHTS SUBDIVISION, PART OF "RAUT" & LOTS 34-44, BLOCK 1456 OF D. ROWEN'S ADDITION, PART OF LOTS 39A-39D, BLOCK 1455 OF CLEM SUBDIVISION, LOT 43B, BLOCK 1450 OF KRESENT ADDITION, LOTS 1-18, BLOCK 12/1636, LOTS 1-13, BLOCK 15/1643 & LOTS 1-7, BLOCK 17/1645 OF PARK VIEW PLACE ADDITION
 ABANDONED PORTIONS OF A 10-FOOT AND 14-FOOT ALLEY, ALPINE STREET, ST MARYS STREET, WINSLOW STREET, JEROME STREET AND SIDNEY STREET - BEING 65.554 ACRES
 SITUATED IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000100
 ENGINEERING PLAN FILE NO. 311T-

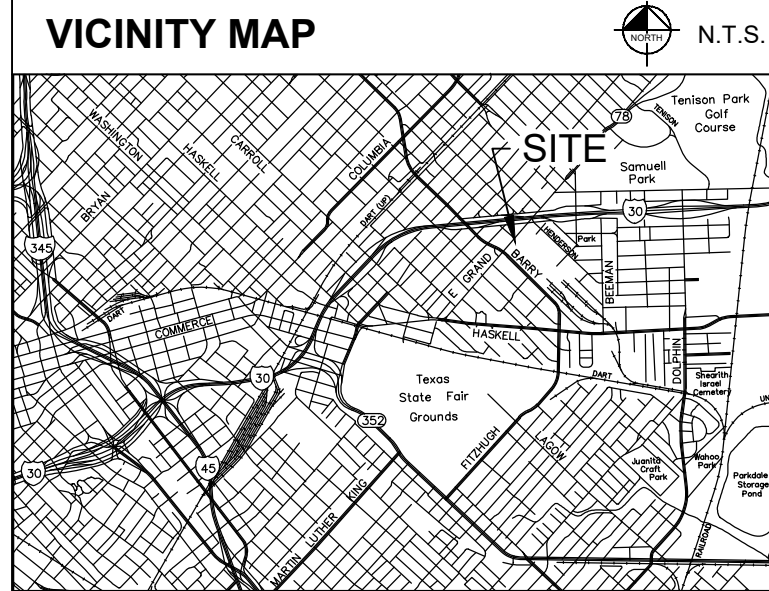
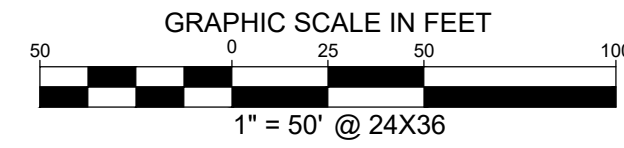
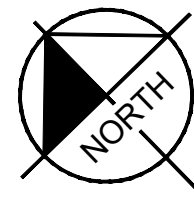
OWNER:
 CITY WAREHOUSE, L.P.
 5950 BERKSHIRE LANE, SUITE 900
 DALLAS, TEXAS 75225
 PH: 214-923-5743
 CONTACT: CHRIS BRYAN

ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2600 N. CENTRAL EXPRESSWAY, SUITE 400
 RICHARDSON, TEXAS 75080
 PH: (972) 770-1300
 CONTACT: DAN GALLAGHER, PE
 dan.gallagher@kimley-horn.com

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	CM	DJD	Mar. 2026	068181009	1 OF 8



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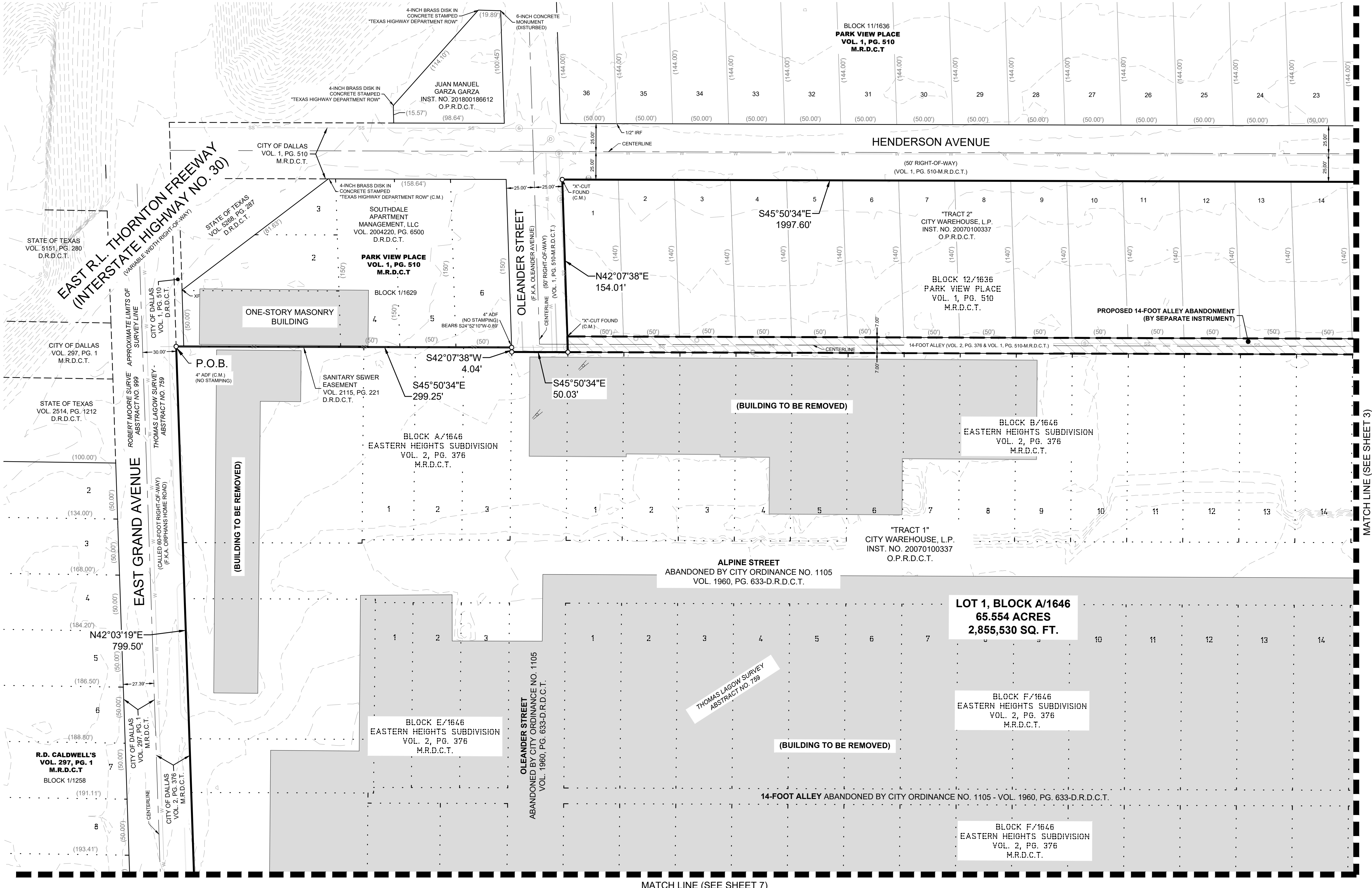
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MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 7)

**PRELIMINARY PLAT
 CITY WAREHOUSE ADDITION
 LOT 1, BLOCK A/1646**

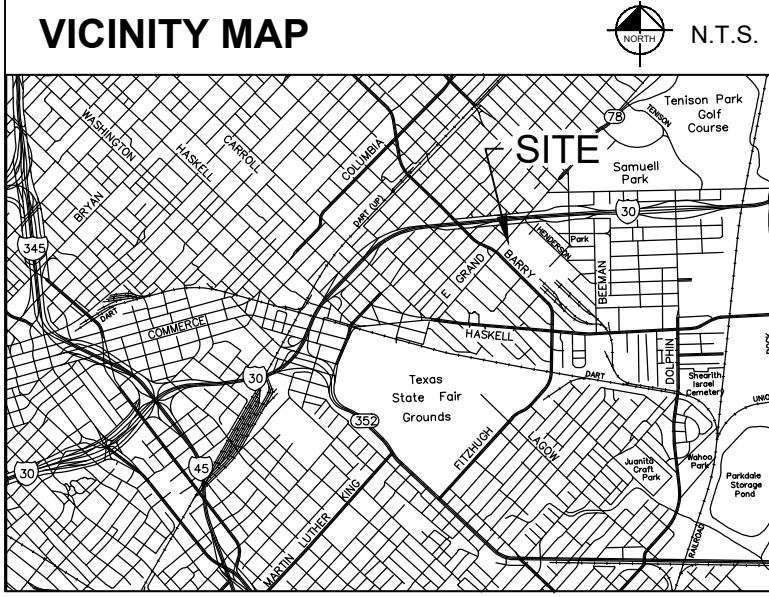
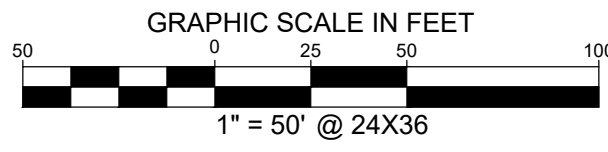
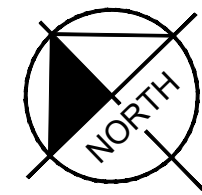
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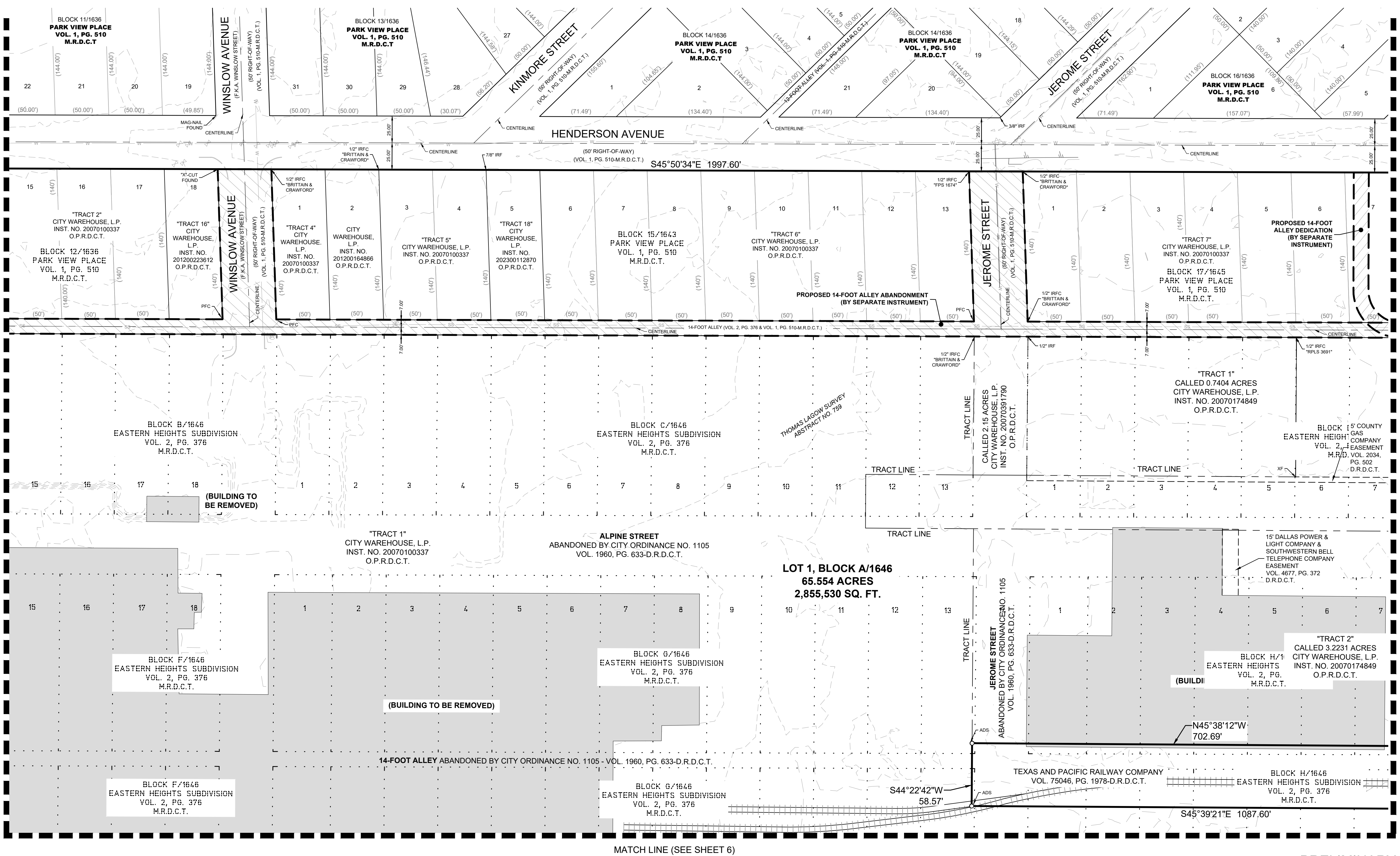


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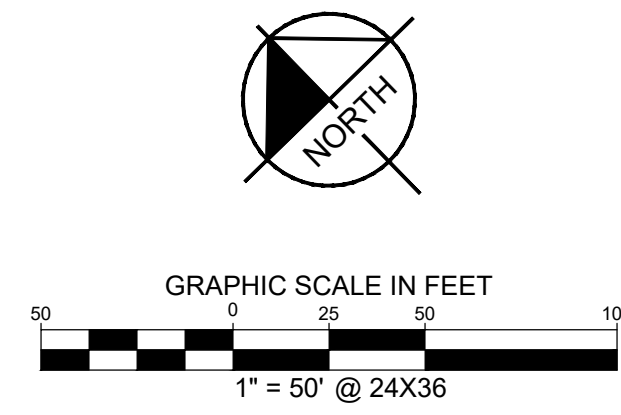
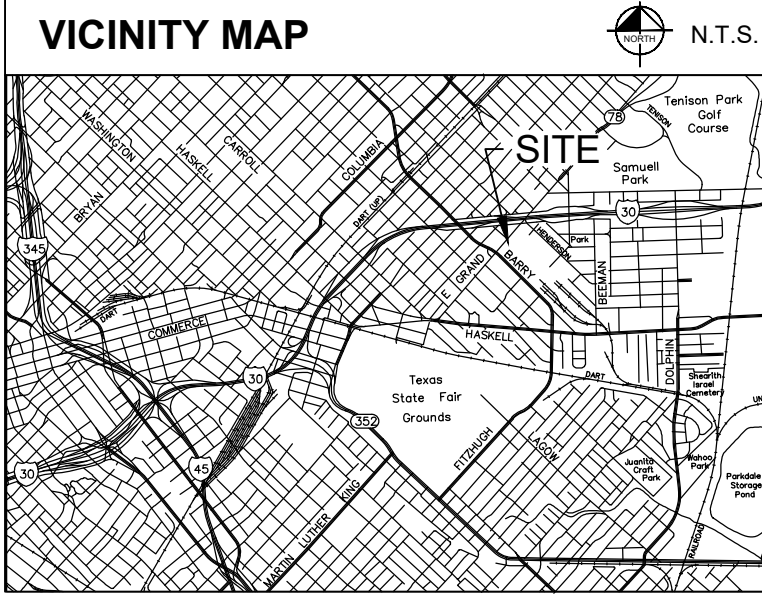
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DWG NAME: FC:\DOL_SURVEY\08181009-CITY WAREHOUSE-PP-CDM&G.DWG PLOTTED BY: MENDOZA, GABRIEL 3/27/2025 10:13 AM LAST SAVED: 3/26/2025 4:33 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



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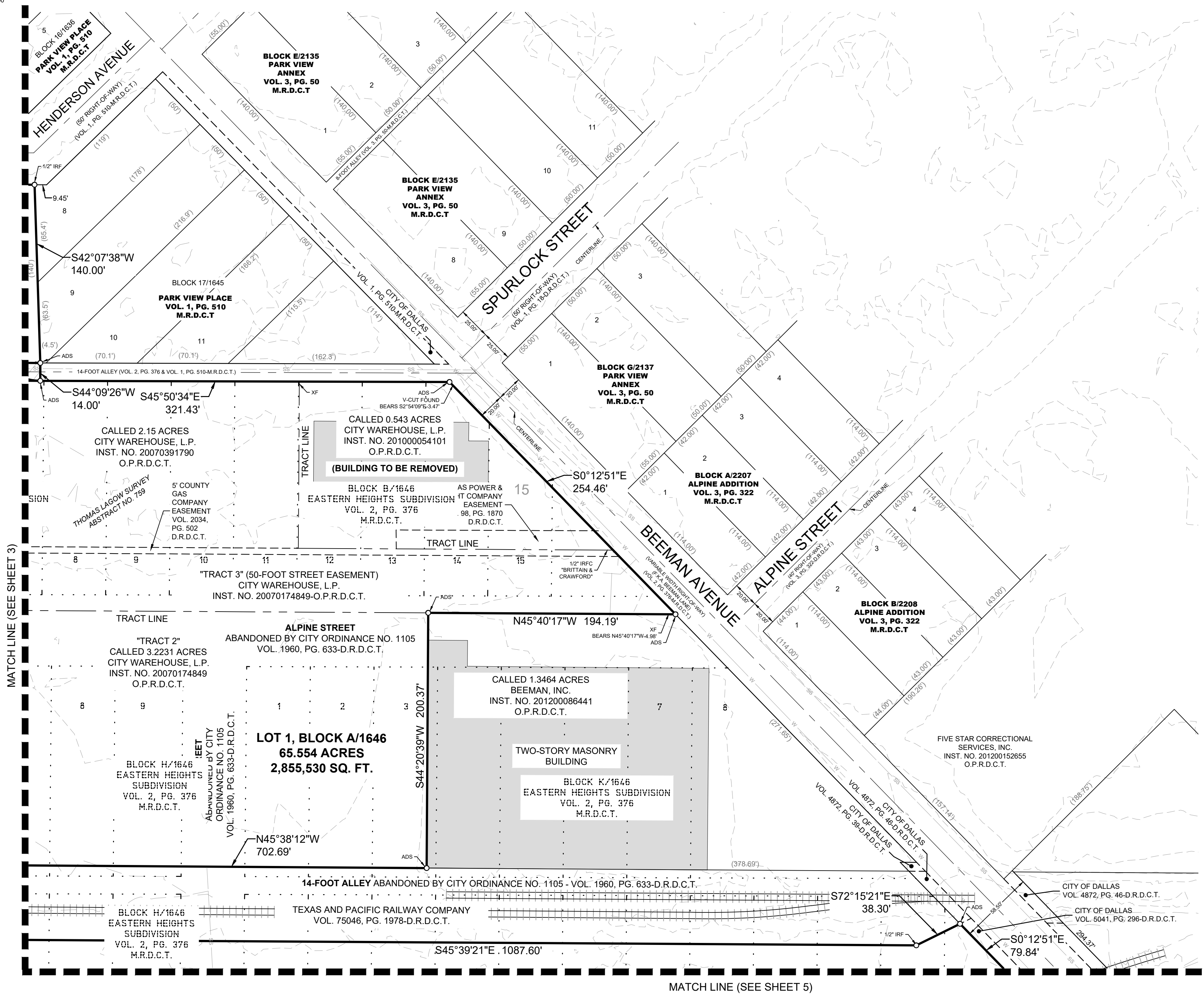
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 CITY WAREHOUSE ADDITION
 LOT 1, BLOCK A/1646**

REPLAT OF LOTS 1-3, BLOCK A/1646, LOTS 1-18, BLOCK B/1646, LOTS 1-13, BLOCK C/1646, LOTS 1-15, BLOCK D/1646, LOTS 1-5, BLOCK E, LOTS 1-36, BLOCK F/1646, LOTS 1-26, BLOCK G/1646, LOTS 1-18, BLOCK H/1646, LOTS 1-21, BLOCK K/1646, LOTS 1-13, BLOCK L/1646, LOTS 1-31, BLOCK M/1646, LOTS 1-14, BLOCK N/1646, EASTERN HEIGHTS SUBDIVISION, PART OF "RAUT" & LOTS 34-44, BLOCK 1456 OF D. ROWEN'S ADDITION, PART OF LOTS 39A-39D, BLOCK 1455 OF CLEM SUBDIVISION, LOT 43B, BLOCK 1450 OF KRESENT ADDITION, LOTS 1-18, BLOCK 12/1636, LOTS 1-13, BLOCK 15/1643 & LOTS 1-7, BLOCK 17/1645 OF PARK VIEW PLACE ADDITION

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CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAT FILE NO. PLAT-26-000100
 ENGINEERING PLAN FILE NO. 311T-

OWNER:
 CITY WAREHOUSE, L.P.
 5950 BERKSHIRE LANE, SUITE 900
 DALLAS, TEXAS 75225
 PH: 214-923-5743
 CONTACT: CHRIS BRYAN

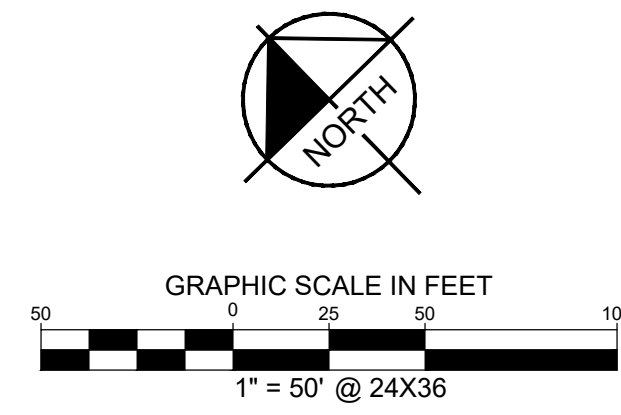
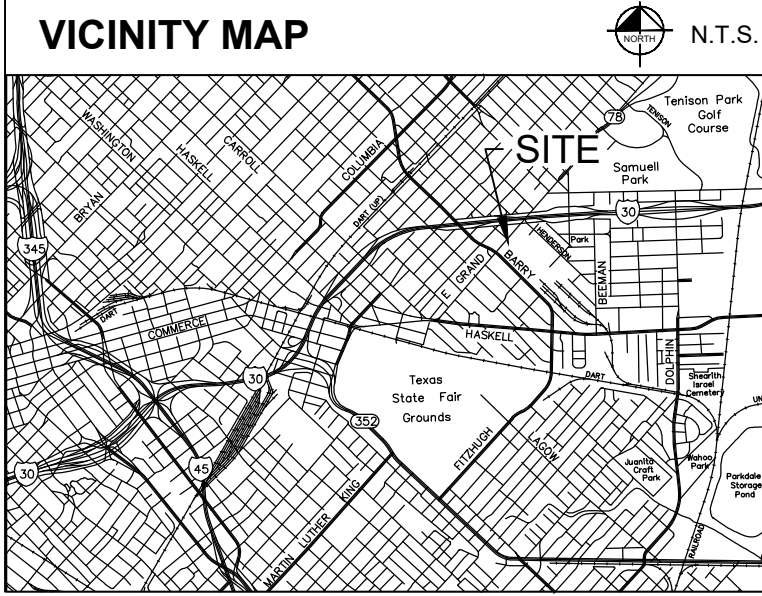
ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2600 N. CENTRAL EXPRESSWAY, SUITE 400
 RICHARDSON, TEXAS 75080
 PH: (972) 770-1300
 CONTACT: DAN GALLAGHER, PE
 dan.gallagher@kimley-horn.com

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	DJD	Mar. 2026	068181009	4 OF 8

DWG NAME: TCDAL_SURVEY08181009-CITY WAREHOUSE-DALLAS070905818 1005-CITY WAREHOUSE-PP-COMB.DWG PLOTTED BY: MEMDOZA, GABRIEL 3/27/2026 10:14 AM LAST SAVED: 3/26/2026 4:03 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.



LINE TYPE LEGEND

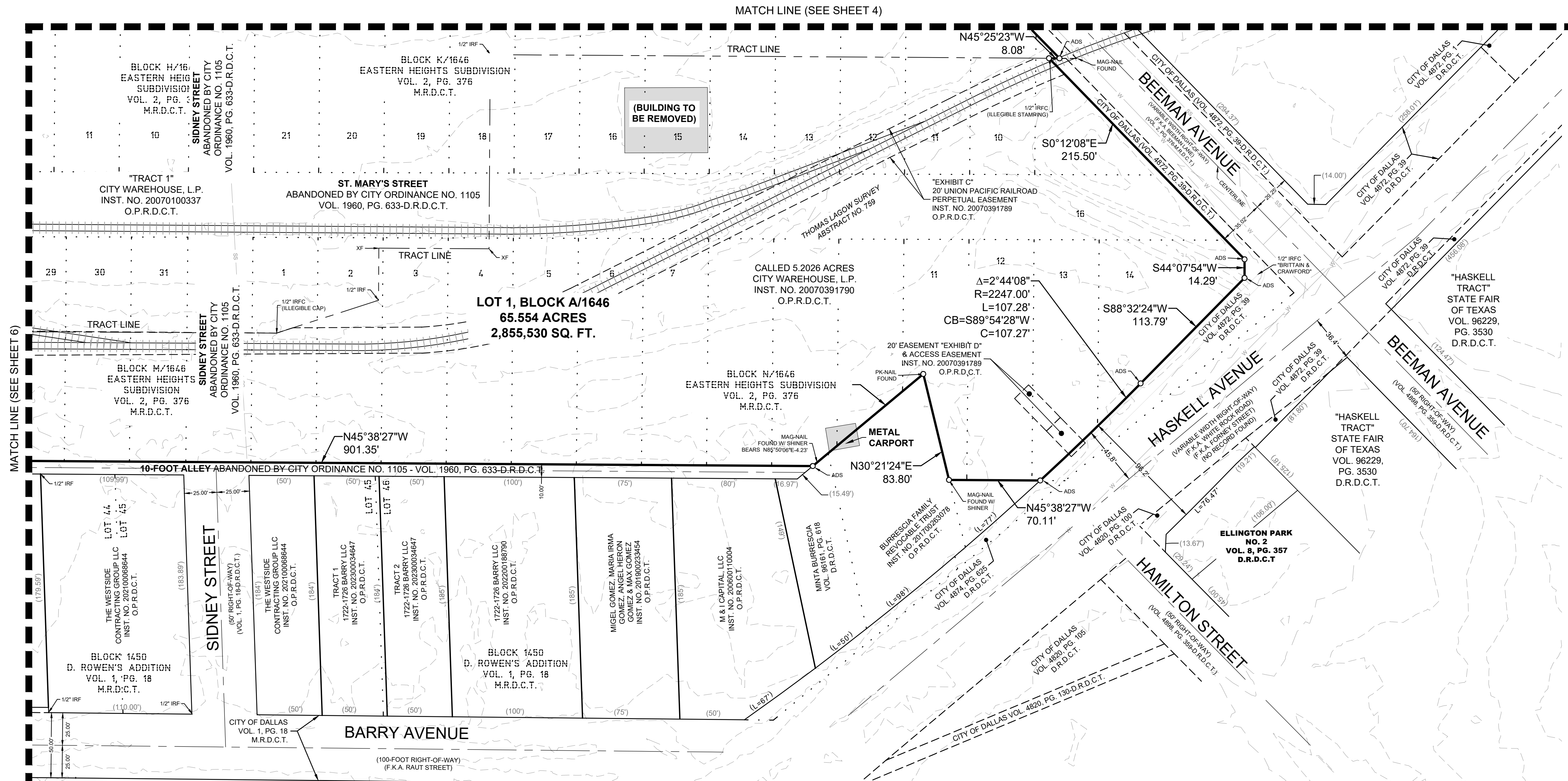
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	RECORD LOT LINE
---	WATER LINE
---	WASTEWATER LINE
---	STORM SEWER LINE
---	CONCRETE PAVEMENT

LEGEND

□	BOX OR PEDESTAL	C	COMMUNICATIONS
○	HANDHOLE	E	ELECTRIC OR POWER
○	MANHOLE	F	FIBER OPTIC
△	MARKER SIGN	G	NATURAL GAS
○	METER	P	PETROLEUM OR PIPELINE
○	MARKER PIN/FLAG	R	RAILROAD
○	POLE	S	SAN. SEWER OR WASTEWATER
○	STORAGE TANK	D	STORM SEWER
○	VALVE (EXCEPT WATER)	T	TELEPHONE
○	VAULT	TR	TRAFFIC
○	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
○	ROOF DRAIN	SB	SECURITY CAMERA
○	ELEVATION BENCHMARK	SB	SANITARY SEWER BOX
→	FLOW DIRECTION	○	SANITARY SEWER CLEAN OUT
○	MONITORING WELL	○	SANITARY SEWER LIFT STATION
○	FUEL TANK	○	STORM SEWER DRAIN
○	FLOOD LIGHT	○	TRAFFIC BARRIER
→	GLY ANCHOR	○	TRAFFIC BOLLARD
→	GLY ANCHOR POLE	○	TRAFFIC CAMERA
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○	MAIL BOX	○	P.O.B. POINT OF BEGINNING
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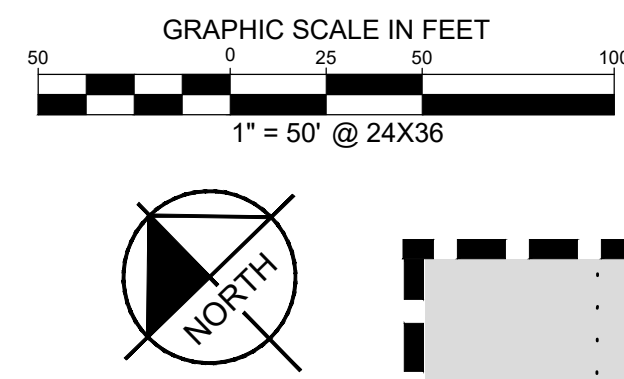
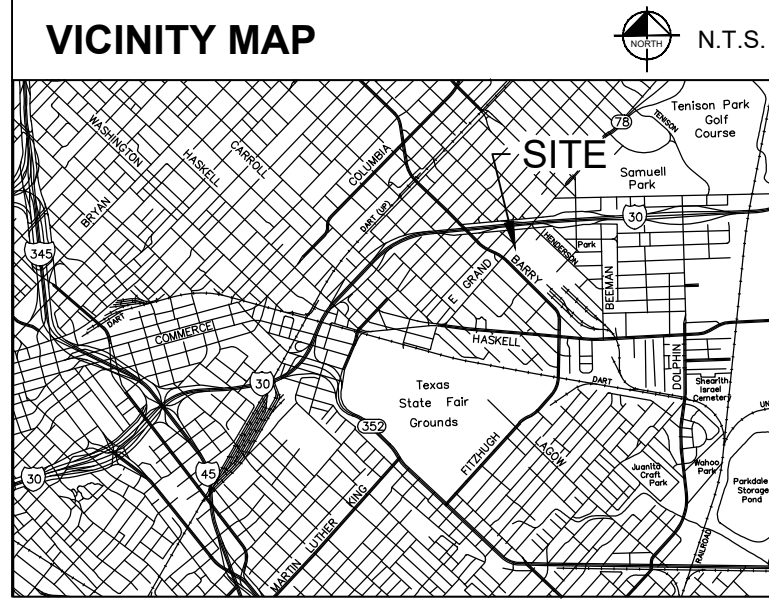
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	DJD	Mar. 2026	068181009	5 OF 8

D:\WORK\150818\150818-009-CITY WAREHOUSE-PP-CDMG.DWG PLOTTED BY: MEMDOGA, GANGE 3/27/2026 10:14 AM LAST SAVED: 3/26/2026 1:33 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.



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---	CONCRETE PAVEMENT

LEGEND

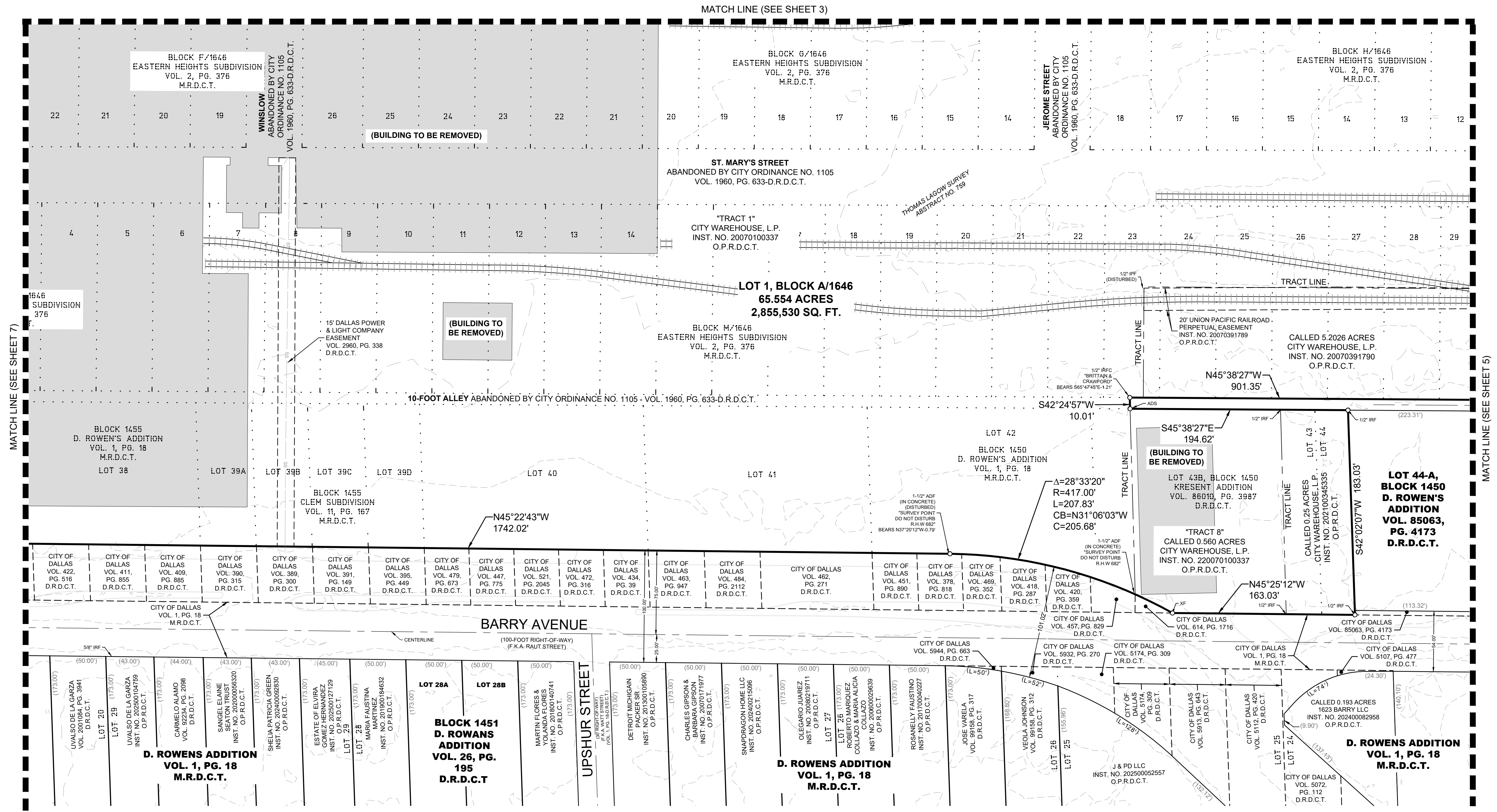
□	BOX OR PEDESTAL	C	COMMUNICATIONS
○	HANDHOLE	E	ELECTRIC OR POWER
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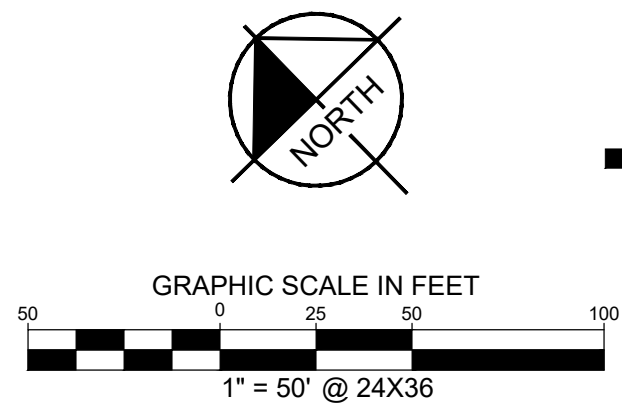
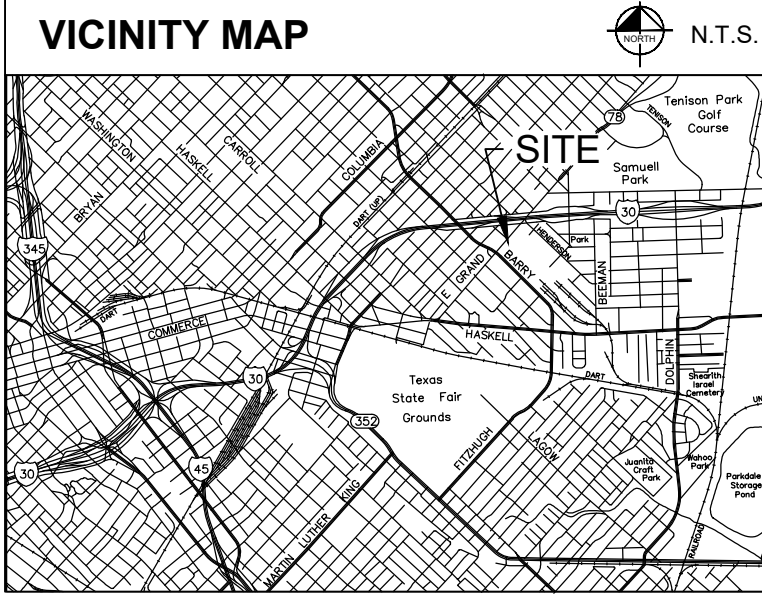
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 Scale 1" = 50' Drawn by CM Checked by DJD Date Mar. 2026 Project No. 068181009 Sheet No. 6 OF 8



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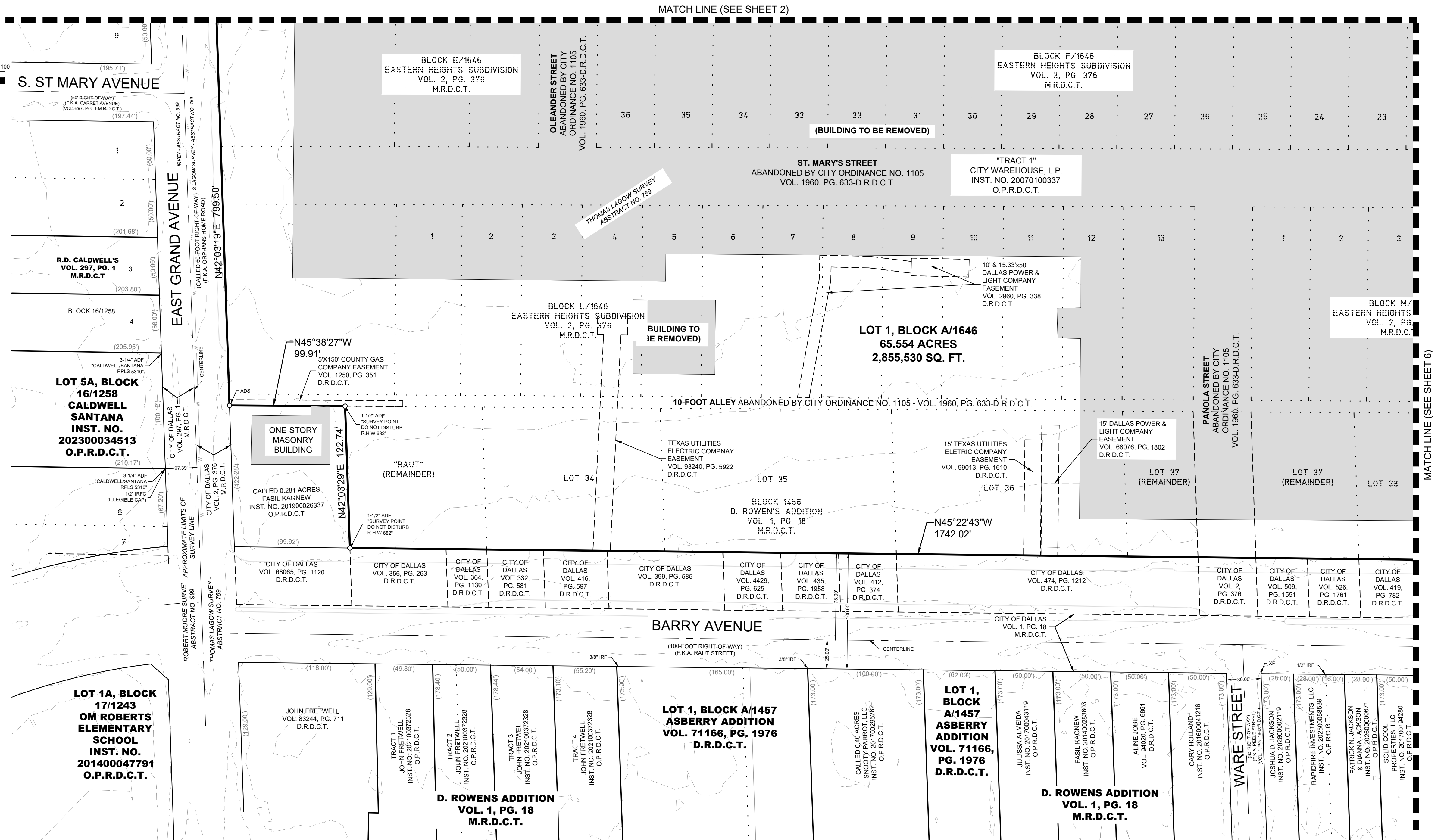
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□	BOX OR REDESTRAL	C	COMMUNICATIONS
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 PH: 214-923-5743
 CONTACT: CHRIS BRYAN

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	DJD	Mar. 2026	068181009	7 OF 8

DWG NAME: F:\CDL_SURVEY\08181009-CITY WAREHOUSE-DALLAS\068181009-CITY WAREHOUSE-PP-COMB.DWG PLOTTED BY: MENDOZA, GABRIEL 3/27/2026 10:14 AM LAST SAVED: 3/26/2026 4:33 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CITY WAREHOUSE, L.P. is the owner of a tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, being all of Lots 1-3, Block A/1646, Lots 1-18, Block B/1646, Lots 1-13, Block C/1646, Lots 1-15, Block D/1646, Lots 1-5, Block E/1646, Lots 1-36, Block F/1646, Lots 1-26, Block G/1646, Lots 1-18, Block H/1646, Lots 1-21 Block K/1646, Lots 1-13, Block L/1646, Lots 1-31, Block M/1646, Lots 1-14, Block N/1646 of Eastern Heights Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 376, Map Records, Dallas County, Texas (MRDCT), a portion of "RAUT" & Lots 34-44, Block 1456 of D. Rowen's Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 18, MRDCT, being a portion of Lots 39A-39D, Block 1455 of Clem Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 11, Page 167, MRDCT, being all of Lots 1-18, Block 12/1636, Lots 1-13, Block 15/1643, Lots 1-7, Block 17/1645 of Park View Place Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 510, MRDCT, being all of Lot 43B, Block 1450 of Kresent Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86010, Page 3987, Deed Records, Dallas County, Texas (DRDCT), being a portion of a 10-foot alley, 14-foot alley, Alpine Street (a variable width right-of-way), ST. Marys Street (a 50-foot wide right-of-way), Winslow Street (a 50-foot wide right-of-way), Jerome Street (a 50-foot wide right-of-way) and Sidney Street (a 50-foot wide right-of-way) abandoned by City Ordinance No. 1105, recorded in Volume 1960, Page 633, DRDCT, being all of a tract of land described as "TRACT 1", "TRACT 2", "TRACT 4", "TRACT 5", "TRACT 6", "TRACT 7" and "TRACT 8" in the Special Warranty Deed to City Warehouse, L.P. recorded in Instrument No. 20070100337, Official Public Records, Dallas County, Texas (OPRDCT), and being all of a called 5.2026 acre tract of land and all of a called 2.15 acre tract of land described in the Special Warranty Deed to City Warehouse, L.P. recorded in Instrument No. 20070391790, OPRDCT, being all of a called 0.543 acre tract of land described in the Warranty Deed with Vendor's Lien to City Warehouse, L.P. recorded in Instrument No. 201000054101, OPRDCT, being all of a called 0.25 acre tract of land described in the Special Warranty Deed to City Warehouse, L.P. recorded in Instrument No. 202100345335, OPRDCT, being all of a called 0.7404 acre tract of land described as "TRACT 1" and all of a called 3.2231 acre tract of land described as "TRACT 2" in the Special Warranty Deed to City Warehouse, L.P. recorded in Instrument No. 20070174849, OPRDCT, being all of a tract of land described as "TRACT 18" in the Special Warranty Deed to City Warehouse, L.P. recorded in Instrument No. 202300112870, OPRDCT and all of a tract of land described in the Special Warranty Deed to City Warehouse, L.P. recorded in Instrument No. 2012000164866, OPRDCT and being more particularly described as follows;

BEGINNING at a 4-inch aluminum disk (no stamping) found at the north corner of said "TRACT 1" and the north corner of said Eastern Heights Subdivision and being in the southeast right-of-way line of East Grand Avenue (a called 60-foot wide right-of way, formerly known as Orphans Home Road);

THENCE South 45°50'34" East, with the northeast line of said Eastern Heights Subdivision, and the southwest line of said Park View Place, a distance of 299.25 feet to a point for corner in the northwest right-of-way line of Oleander Street (a 50-foot wide right-of-way dedicated by Volume 1, Page 510, MRDCT, formerly known as Oleander Avenue), from which a 4-inch aluminum disk (no stamping) found bears South 24°52'10" West, a distance of 0.89 feet;

THENCE South 42°07'38" West, with said northwest right-of-way line of Oleander Street, a distance of 4.04 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set at the intersection of said northwest right-of-way line with the southwest line of a 14-foot alley (dedicated by Volume 2, Page 376 and Volume 1, Page 510, MRDCT) and said northeast line of Eastern Heights Subdivision;

THENCE South 45°50'34" East, with said southwest line of the 14-foot alley and the said northeast line of Eastern Heights Subdivision, a distance of 50.03 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for corner;

THENCE North 42°07'38" East, over and across said 14-foot alley, with the southeast right-of-way line of said Oleander Street and the northwest line of Lot 1, Block 12/1636 of said Park View Place, a distance of 154.01 feet to an "X"-Cut in concrete found for the intersection of said southeast right-of-way line and the southwest right-of-way line of Henderson Avenue (a 50-foot wide right-of-way, dedicated by Volume 1, Page 510, MRDCT) and the north corner of said Lot 1, Block 12/1636;

THENCE South 45°50'34" East, with said southwest right-of-way line of Henderson Avenue, the northeast line of Block 12/1636, Block 15/1643 and Block 17/1645, over and across Winslow Avenue (a 50-foot wide right-of-way, dedicated by Volume 1, Page 510, MRDCT), over and across Jerome Street (a 50-foot wide right-of-way, dedicated by Volume 1, Page 510, MRDCT), a distance of 1,997.60 feet to a 1/2-inch iron rod found for the east corner of Lot 7, Block 17/1645 of said Park View Place and the north corner of said Lot 8, Block 17/1645 of said Park View Place;

THENCE South 42°07'38" West, with the southeast line of said Lot 7, Block 17/1645 and the northwest line of Lot 8 and Lot 9 of said Block 17/1645, a distance of 140.00 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the west corner of said Lot 9, Block 17/1645, the south corner of said Lot 7, Block 17/1645 and being in said northeast line of the 14-foot alley;

THENCE South 44°09'26" West, over and across said 14-foot alley, a distance of 14.00 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set in the southeast line of said 14-foot alley and the northeast line of Block B/1646 of said Eastern Heights Subdivision;

THENCE South 45°50'34" East, with said southwest line of the 14-foot alley and the northeast line of said Block B/1646, a distance of 321.43 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set at the intersection of said southwest line of the 14-foot alley with the west right-of-way line of Beeman Avenue (a variable width right-of-way, formerly known as Beeman Lane), said point being the northeast corner of said 0.543 acre tract and the northeast corner of said Eastern Heights Subdivision;

THENCE South 0°12'51" East, with said west right-of-way line of Beeman Avenue and the east line of said Eastern Heights Subdivision, a distance of 254.46 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the east corner of a called 1.3464 acre tract of land described in the Special Warranty Deed to Beeman, Inc. recorded in Instrument No. 201200086441, OPRDCT and the southeast corner of said 2.15 acre tract;

THENCE North 45°40'17" West, with the northeast line of said 1.3464 acre tract and the southwest line of said 2.15 acre tract, a distance of 194.19 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the north corner of said 1.3464 acre tract and the east corner of said 3.2231 acre tract;

THENCE South 44°20'39" West, with the northwest line of said 1.3464 acre tract and the southeast line of said 3.2231 acre tract, a distance of 200.37 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set in the northeast line of a tract of land described in Warranty Deed to The Texas and Pacific Railway Company recorded in Volume 75046, Page 1978, DRDCT and being the west corner of said 1.3464 acre tract;

THENCE North 45°38'12" West, with said northeast line of The Texas and Pacific Railway Company tract and the southwest line of said 3.2231 acre tract, a distance of 702.69 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the north corner of said Texas and Pacific Railway Company tract and the west corner of said 3.2231 acre tract;

THENCE South 44°22'42" West, with the northwest line of said Texas and Pacific Railway Company tract and said "TRACT 1" acre tract, a distance of 58.57 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the west corner of said Texas and Pacific Railway Company tract and an ell corner of said "TRACT 1";

THENCE with the common line of said Texas and Pacific Railway Company tract and said "TRACT 1", the following courses and distances:

South 45°39'21" East, a distance of 1,087.60 feet to a 1/2-inch iron rod found for corner;

South 72°15'21" East, a distance of 38.30 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for corner in said west right-of-way line of Beeman Avenue;

THENCE with said west right-of-way line of Beeman Avenue, the east line of said "TRACT 1" and the east line of said 5.2026 acre tract, the following courses and distances:

South 0°12'51" East, a distance of 79.84 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for corner;

North 45°25'23" West, a distance of 8.08 feet to a 1/2-inch iron rod found (stamping illegible) for corner;

South 0°12'08" East, a distance of 215.50 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for corner;

South 44°07'54" West, a distance of 14.29 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for corner at the intersection of said west right-of-way line of Beeman Avenue and the north right-of-way line of Haskell Avenue (a variable width right-of-way, formerly known as White Rock Road and Forney Road);

THENCE with said north right-of-way line of Haskell Road and the south line of said 5.2026 acre tract, the following courses and distances:

South 88°32'24" West, a distance of 113.79 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the beginning of a tangent curve to the right, having a central angle of 2°44'08", a radius of 2,247.00 feet, and a chord bearing and distance of South 89°54'28" West, 107.27 feet;

In a westerly direction with said tangent curve to the right, an arc distance of 107.28 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the east corner of that certain tract of land described in the Special Warranty Deed to the Burrescia Family Revocable Trust recorded in Instrument No. 201700263078, OPRDCT;

THENCE with the common line of said Burrescia Family Revocable Trust tract and said 5.2026 acre tract, the following courses and distances:

North 45°38'27" West, a distance of 70.11 feet to a Mag-Nail with shiner found for corner;

North 30°21'24" East, a distance of 83.80 feet to a PK-Nail found for corner;

North 85°50'06" West, a distance of 110.50 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for corner in the northwest line of a abandoned 10-foot alley (dedicated by Volume 2, Page 376, MRDCT and abandoned by Ordinance No. 1105, recorded in Volume 1960, Page 633, DRDCT);

THENCE North 45°38'27" West, with said northwest line of the 10-foot alley, the southwest line of said 5.2026 acre tract and said "TRACT 1", in all a distance of 901.35 feet the terminus of said 10-foot alley and an ell corner of said "TRACT 1", from which a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found bears South 65°47'45" East, a distance of 1.21 feet;

THENCE South 42°24'57" West, with the terminus line of said 10-foot alley, a distance of 10.01 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the north corner of said Lot 43B, Block 1450;

THENCE South 45°38'27" East, with the southwest line of said 10-foot alley, the north line of said Lot 43B, Block 1450 and the northeast line of said 0.25 acre tract, a distance of 194.62 feet to a 1/2-inch iron rod found for the north corner of Lot 44-A, Block 1450 of D. Rowen's Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85063, Page 4173, DRDCT and the east corner of said 0.25 acre tract;

THENCE South 42°02'07" West, with the northwest line of said Lot 44-A, Block 1450 and the southeast line of said 0.25 acre tract, a distance of 183.03 feet to a 1/2-inch iron rod found for the south corner of said 0.25 acre tract and being in the northeast right-of-way line of Barry Avenue (a variable width right-of-way, formerly known as Raut Street, Volume 1, Page 18, MRDCT, in addition to forty-three (43) conveyances by various types of Warranty Deeds to the City of Dallas);

THENCE with said northeast right-of-way line of Barry Avenue, the southwest line of said 0.25 acre tract, the southwest line of said Lot 43B, Block 1450 and the southwest line of said "TRACT 1", the following courses and distances:

North 45°25'12" West, a distance of 163.03 feet to an "X"-cut found for the beginning of a non-tangent curve to the left, having a central angle of 28°33'20", a radius of 417.00 feet and a chord bearing and distance of North 31°06'03" West, 205.68 feet;

Northwesterly, with said non-tangent curve to the left, an arc distance of 207.83 feet to point for corner from which a 1-1/2 inch aluminum disk stamped "SURVEY POINT DO NOT DISTURB R.H.W. 682" found (disturbed) bears North 37°20'12" West, a distance of 0.79 feet;

North 45°22'43" West, a distance of 1,742.02 feet to a 1-1/2 inch aluminum disk stamped "SURVEY POINT DO NOT DISTURB R.H.W. 682" found for the south corner of a called 0.281 acre tract of land described in the Assumption Special Warranty Deed to Fasil Kagnew recorded in Instrument No. 201900026337, OPRDCT;

THENCE North 42°03'29" East, with the southeast line of said 0.281 acre tract and the northwest line of said "TRACT 1", a distance of 122.74 feet to a 1-1/2 inch aluminum disk stamped "SURVEY POINT DO NOT DISTURB R.H.W. 682" found for the east corner of said 0.281 acre tract and an ell corner of said "TRACT 1";

THENCE North 45°38'27" West, with the northeast line of said 0.281 acre tract and a southwest line of said "TRACT 1", a distance of 99.91 feet to a 3-1/4 inch aluminum disk stamped "CW-KHA" set for the north corner of said 0.281 acre tract and the west corner of said "TRACT 1" and being in the aforementioned southeast right-of-way line of East Grand Avenue;

THENCE North 42°03'19" East, with said southeast right-of-way line of East Grand Avenue and the northwest line of said "TRACT 1", a distance of 799.50 feet to the **POINT OF BEGINNING** and containing a computed area of 2,855,530 square feet or 65.554 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, City Warehouse, L.P., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CITY WAREHOUSE 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 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.

City Warehouse, L.P.
a Texas limited partnership

By: _____
Chris Bryan
Investment Analyst

STATE OF TEXAS §
COUNTY OF _____ §

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 ____ day of _____, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, David J. De Weirdt, 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.

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Assoc., Inc.
801 Cherry Street, Suite 1300, Unit 11
Fort Worth, Texas 76102
Ph. (817) 335-6511
david.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt 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 _____, 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
CITY WAREHOUSE ADDITION
LOT 1, BLOCK A/1646
REPLAT OF LOTS 1-3, BLOCK A/1646, LOTS 1-18, BLOCK B/1646, LOTS 1-13, BLOCK C/1646, LOTS 1-15, BLOCK D/1646, LOTS 1-5, BLOCK E, LOTS 1-36, BLOCK F/1646, LOTS 1-26, BLOCK G/1646, LOTS 1-18, BLOCK H/1646, LOTS 1-21 BLOCK K/1646, LOTS 1-13, BLOCK L/1646 LOTS 1-31, BLOCK M/1646, LOTS 1-14, BLOCK N/1646, EASTERN HEIGHTS SUBDIVISION, PART OF "RAUT" & LOTS 34-44, BLOCK 1456 OF D. ROWEN'S ADDITION, PART OF LOTS 39A-39D, BLOCK 1455 OF CLEM SUBDIVISION, LOT 43B, BLOCK 1450 OF KRESENT ADDITION, LOTS 1-18, BLOCK 12/1636, LOTS 1-13, BLOCK 15/1643 & LOTS 1-7, BLOCK 17/1645 OF PARK VIEW PLACE ADDITION
ABANDONED PORTIONS OF A 10-FOOT AND 14-FOOT ALLEY, ALPINE STREET, ST MARYS STREET, WINSLOW STREET, JEROME STREET AND SIDNEY STREET - BEING 65.554 ACRES
SITUATED IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000100
ENGINEERING PLAN FILE NO. 311T- _____

OWNER:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
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