



Being a Replat of 139,722 Square Feet, 3.208 Acres A Portion of Block A/6159, of LONE STAR PARK as recorded in Volume 73157, Page 1793 Deed Records, Dallas County, Texas AND BEING OUT OF THE WILLIAM B. LAUGHLIN SURVEY, ABSTRACT NO. 785 & L.G. COOMBS SURVEY, ABSTRACT NO. 289 City of Dallas, Dallas County, Texas CITY PLAN FILE NO. S245-030

November 07, 2024

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF DALLAS)(

WHEREAS, THE PECAN DELUXE COMPANY, is the owner of a 139,722 square foot (3.208 acre) tract of land situated in the WILLIAM B. LAUGHLIN SURVEY, ABSTRACT NO. 785 and the L.G. COOMBS SURVEY, ABSTRACT NO. 289, City of Dallas, Dallas County, Texas, same being a Portion of Block A/6159, of LONE STAR PARK, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 73157, Page 1793, Deed Records, Dallas County, Texas (D.R.D.C.T.), further being all of that certain tract of land conveyed to THE PECAN DELUXE COMPANY, by Special Warranty Deed recorded in Instrument Number 202400212687, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set in the northerly right—of—way line of Lone Star Drive (Variable Width R.O.W.), (Volume 73157, Page 1793), (D.R.D.C.T.), same being the most southerly corner of Lot 2, Block A/6159, of said Addition;

THENCE North 30 degrees 43 minutes 15 seconds East, departing said northerly right-of-way line, along the common line of said THE PECAN DELUXE COMPANY tract and said Lot 2, for a distance of 230.51 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set;

THENCE South 78 degrees 15 minutes 44 seconds East, along said common line, for a distance of 262.68 feet, to a 5/8" iron rod found;

THENCE South 87 degrees 44 minutes 08 seconds East, continuing along said common line, for a distance of 216.95 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "HALFF & ASSOCIATES" set, same being the northwest corner of that certain tract of land conveyed to HOMEWARD BOUND, INC., by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 202100126571, Official Public Records, Dallas County, Texas;

THENCE South 02 degrees 13 minutes 15 seconds West, departing said common line, along the common line of said HOMEWARD BOUND, INC. tract and the aforementioned THE PECAN DELUXE COMPANY tract, for a distance of 260.32 feet, to a 5/8" iron rod with Yellow plastic cap stamped. "ARS ENGINEERS #101319-00" set in the aforementioned northerly right-of-way line of Lone Star Drive, same being the southwest corner of said HOMEWARD BOUND, INC. tract;

THENCE North 87 degrees 46 minutes 43 seconds West, departing said common line, along said northerly right—of—way line, for a distance of 216.99 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set for the beginning of a tangent curve to the right, having a radius of 718.13 feet, and a chord which bears North 73 degrees 31 minutes 45 seconds West, for 353.53 feet;

THENCE Northwesterly, along said tangent curve to the right and continuing along said northerly right-of-way line, through a central angle of 28 degrees 29 minutes 57 seconds, for an arc length of 357.20 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set;

THENCE North 59 degrees 16 minutes 45 seconds West, continuing along said northerly right-of-way line, for a distance of 30.00 feet to the POINT OF BEGINNING and containing 139,722 square feet or 3.208 acres of land, more or less.

LEGEND:

P.O.B. = Point of BeginningCIRF = 5/8" iron rod with Yellow plastic cap stamped, "HALFF & ASSOCIATES" found IRF = iron rod found PKS = PK Nail set MONA = 3-1/4" aluminum disk stamped, "STANTEC LONE STAR PK PH 1" found CIRS = 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set Instr. No. = Instrument Number O.P.R.D.C.T. = Official Public Records, Dallas County, Texas Vol., Pg. = Volume, Page D.R.D.C.T. = Deed Records, Dallas County, Texas R.O.W. = right - of - waySq. Ft. = Square Feet (P=) = Plat Distance(D=) = Deed DistanceP/S = Parking Spaces(C.M.) = Controlling MonumentD.P.&L. = Dallas Power & LightSW.B.T.C. = Southwestern Bell Telephone Company GENERAL PLAT NOTES:

The purpose of this plat is to create one (1) Lot from a Portion of an Existing Block.

2. Lot-to-lot drainage is not permitted without Engineering Section approval.

3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE YSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE ALUES, NO SCALE FACTOR AND NO PROJECTION.

5. No portion of the subject property lies within any area of 100-year flood according to EMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in Zone X.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE PECAN DELUXE COMPANY, acting by and through its duly authorized agent, Mike Cavin does hereby adopt this plat, designating the herein described property as PECAN DELUXE 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 _____, 2024.

By: THE PECAN DELUXE COMPANY

Mike Cavin Chief Operating Officer

STATE OF TEXAS) COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Mike Cavin known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

NOTARY PUBLIC in and for the State of Texas

Pecan Deluxe Candy Company 2570 Lone Star Drive, Dallas. Texas 75212 Contact: Mike Cavin 214–631–3669 Ext. 118 Mike Cavin@pecandeluxe.com

OWNER

ENGINEER

15110 Dallas Parkway, Suite 530 Dallas, Texas 75248 Contact: Stephanie Laughlin, P.E. 972-834-7316 slaughlin@jhainc.com

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of ____, 2024.

PRELIMINARY RELEASED 11/07/24 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Dustin D. Davison**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____ 2024.

NOTARY PUBLIC in and for the State of Texas

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

PRELIMINARY PLAT **PECAN DELUXE ADDITION** LOT 1A, BLOCK A/6159

Being a Replat of 139,722 Square Feet, 3.208 Acres A Portion of Block A/6159, of LONE STAR PARK as recorded in Volume 73157, Page 1793 Deed Records, Dallas County, Texas AND BEING OUT OF THE WILLIAM B. LAUGHLIN SURVEY, ABSTRACT NO. 785 & L.G. COOMBS SURVEY, ABSTRACT NO. 289 City of Dallas, Dallas County, Texas CITY PLAN FILE NO. S245-030

SURVEYOR

ARS Engineers, Inc. 3440 Sojourn Dr., Suite 230 Carrollton, Texas 75006 Contact: Dustin D. Davison, RPLS 214-317-0685 ddavison@arsengineers.com

November 07, 2024

SHEET 2 OF 2

