

LINE TABLE					
LINE#	BEARING	DISTANCE			
L1	S88°02'32"W	3.61'			
L2	N88°02'32"E	11.67'			
L3	S88°02'32"W	23.96'			
L4	S88°02'32"W	11.45'			
L5	S43°01'02"W	16.29'			
L6	N01°39'46"W	11.52'			
L8	N01°40'07"W	11.67'			
L9	S46°56'26"E	16.49'			
L10	N88°02'32"E	5.01'			
L11	N88°02'33"E	9.99'			
L12	N88°02'33"E	9.99'			
L13	N88°02'32"E	24.00'			
L14	N88°02'32"E	10.28'			
L15	S48°00'10"E	14.72'			
L16	N03°46'31"W	10.23'			
1 17	C40°44'20"\\\	14 20'			

			CURVE TABLE	E	
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98'	28.00'	90°00'05"	S43°02'35"W	39.60'
C2	81.68'	52.00'	90°00'00"	S43°02'32"W	73.54'
C3	43.98'	28.00'	89°59'55"	N46°57'25"W	39.60'
C4	81.68'	52.00'	90°00'00"	S46°57'28"E	73.54'

## **LEGEND** °CO = CLEAN OUT

- S = SANITARY SEWER MANHOLE = STORM SEWER MANHOLE = UTLITY POLE
- = GUY ANCHOR = FIRE HYDRANT
- ₩ = WATER VALVE = WATER METER
- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED) = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED) CIRF = CAPPED IRON REBAR FOUND (AS NOTED
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY P.O.B. = POINT OF BEGINNING
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS \_\_\_\_ = CENTERLINE

= ADJOINING PROPERTY LINE —— — = BUILDING SETBACK LINE

\_ \_\_ \_ \_ = EASEMENT LINE = PROPERTY LINE

----wtr----- = WATER LINE

— они — — oни — = OVERHEAD UTILITY LINE ----stm ------stm = STORM SEWER LINE

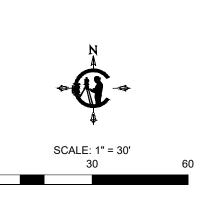
BEARINGS, COORDINATES AND DISTANCES ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0365K, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2014 AND PANEL NO. 48113C0370K WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF 1.647 ACRES OF LAND.

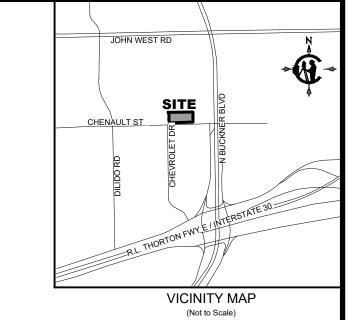
THIS PARCEL OF LAND IS ZONED "L1" (LIGHT INDUSTRIAL DISTRICT FOR WAREHOUSES AND LIGHT MANUFACTURING)

NO TREES OBSERVED



\*SURVEYOR'S CERTIFICATE \*

KNOW ALL MEN BY THESE PRESENTS:



OWNER'S CERTIFICATE
TATE OF TEXAS § DUNTY OF DALLAS §
the undersigned, owner of the land shown on this plat within the area described by metes and bounds as llows:
I that certain 1.647 acre tract of land being situated in the William Chenault Survey, Abstract No. 276, in Dallas bunty, Texas, and being part of City Block 7367 and being the same tract of land as described in a deed to chammad Khader Amlallah, recorded in Document No. 201800280677 of the Official Public Records of said bunty, and said 1.647 acre tract being more particularly described by metes and bounds as follows:
EGINNING at a ½ inch iron rebar with a cap stamped "RPLS 7068" set in the north right-of-way line of nenault Street, a variable width public right-of-way, being the southwest corner of a called 0.2296 acre tract of and described in a deed as "Tract Two" to Community Medical Plaza Management Corporation, recorded in occument Number 2003245-6865 of said Official Public Records, being the southeast corner described herein, om which a 1/2 inch iron rebar with cap stamped "RPLS 7068" set for reference bears North 69°21'02" West, a stance of 6.22 feet and a 5/8 inch iron rebar found bears North 33°21'21" West, a distance of 2.55 feet and a 1 ch by 1 inch square iron rod found bears North 88°02'42" East, a distance of 55.45 feet;
HENCE South 88°02'32" West, with said north right-of-way line, a distance of 396.99 feet to a 1/2 inch iron bar found, being the southeast corner of Cowboy Toyota Storage Addition, recorded in Document Number 1800108235 of the Plat Records of said County, being the southwest corner described herein, said pointing the beginning of a curve to the right, having a radius of 175.00 feet, a delta of 21°54'44" and a chord earing and distance of North 10°48'25" West, 66.52 feet;
<b>HENCE</b> along said curve to the right, departing said north right-of-way line, an arc distance of <u>66.93</u> feet to a $\frac{1}{2}$ ch iron rebar with cap stamped "DG&A" found;
HENCE North 00°08'51" East, with the dividing line of this 1.647 acre tract and said Cowboy Toyota Storage didition, a distance of 73.14 feet to a 1/2 inch iron rebar found, being the beginning of a curve to the left, having radius of 70.00 feet, a delta of 35°48'02" and a chord bearing and distance of North 18°45'00" West, 43.03 et;
HENCE along said curve to the left, continuing along said dividing line, an arc length of 43.74 feet to a 1/2 inch on rebar found for the northwest corner of this 1.647 acre tract and the northeast corner of said Cowboy Toyota orage Addition, and being in the south line of a called 12.560 acre tract of land described in a deed to Everest indsor, LP, recorded n Document Number 20070391104 of said Official Public Records;  HENCE North 89°12'10" East, with the dividing line of this 1.647 acre tract and said 12.560 acre tract, a
stance of 421.98 feet to a 5/8 inch iron rebar with an illegible cap found for the northeast corner of this 1.647 are tract;
HENCE South 00°19'07" East, with the dividing line of this 1.647 acre tract and said 0.2296 acre tract, a stance of 171.54 feet to to the <b>POINT OF BEGINNING</b> and containing 1.647 acres, or 71,724 square feet of and, more or less.
OWNER'S DEDICATION
TATE OF TEXAS § DUNTY OF DALLAS §
DW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
chammad Khader Amialiah, does hereby adopt this final plat designating the herein above described property alor 1, BLOCK B/7367, CHENAULT BUSINESS CENTER of the City of Dallas, Texas, and does hereby edicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The easements shown be be recon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the abilic, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each articular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the operty owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved or the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility all have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other provements or growths which in any way may endanger or interfere with the construction, maintenance or ficiency of its respective system on the easements, and all public utilities shall at all times have the full right of gress and egress to or from the said easements for the purpose of construction, reconstructing, inspecting, attrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any the of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private operty for the purpose of reading meters and any maintenance or service required or ordinarily performed by at utility),
ater main and wastewater easements shall also include additional area of working space for construction and aintenance of the systems. Additional easement area is also conveyed for installation and maintenance of anholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or vement line, and description of such additional easements herein granted shall be determined by their location installed.
is plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas
itness, my hand, this the day of,

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally

appeared Mohammad Khader Amlallah, 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 and considerations therein

Mohammad Khader Amlallah

Given under my hand and seal of office, this \_

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF \_\_\_\_

expressed.

	RELI	MINAR
LINDSAY JO GROSECLOSE, R.P.L.S. 7068 Registered Professional Land Surveyor	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.	MINARY
STATE OF TEXAS § COUNTY OF DALLAS §	PRELI	MINARY
BEFORE ME, the undersigned authority, a notapersonally appeared Anthony Ray Crowley, know foregoing instrument and acknowledged to me that therein expressed.	n to me to be the person whose	name is subscribed to the
Given under my hand and seal of office, this	day of	, 20
Notary Public in and for the State of Texas		
Trotally I abile in and for the state of Toxas		
CERTIFIC	ATE OF APPROVAL	
ony Shadid, Chairperson or Brent Rubin, Vice C	Chairperson of the City Plan Co	
ony <u>Shadid,</u> Chairperson or <u>Brent Rubin,</u> Vice C te of Texas, hereby certify that the attached plat v	Chairperson of the City Plan Co was duly filed for approval with t	he City Plan Commission
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I, LINDSAY JO GROSECLOSE, 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

PRELIMINARY PLAT

## **CHENAULT BUSINESS CENTER LOT 1, BLOCK B/7367 1.647 ACRES**

WILLIAM CHENAULT SURVEY ABSTRACT NO. 276 CITY OF DALLAS DALLAS COUNTY, TEXAS

Scale: 1" = 30' Date: MARCH 25, 2025 Drawn: CDM Checked: LJG

Developer: Mohammad Khader Amlallah Roc Design 2809 W. Buckingham Rd. 9101 LBJ Fwy, Suite 570 Garland, Texas 75042 Dallas, Texas 75243

(972) 639-8375

FRN: 13744

CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jacksboro, TX 76458 (469) 850-CPLS(2757) (469) 850-CPLS(2757) info@crowleysurveying.com