



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°56'28"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'

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**
- = CLEAN OUT
 - = SANITARY SEWER MANHOLE
 - = STORM SEWER MANHOLE
 - = UTILITY POLE
 - = GUY ANCHOR
 - = FIRE HYDRANT
 - = WATER VALVE
 - = WATER METER
 - = MONUMENT FOUND (AS NOTED)
 - = MONUMENT SET (AS NOTED)
 - = MONUMENT NOT FOUND OR SET
 - = IRON REBAR FOUND (AS NOTED)
 - = CAPPED IRON REBAR FOUND (AS NOTED)
 - = IRON REBAR SET (AS NOTED)
 - = RIGHT-OF-WAY
 - = POINT OF BEGINNING
 - = DEED RECORDS, DALLAS COUNTY, TEXAS
 - = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - = PLAT RECORDS, DALLAS COUNTY, TEXAS
 - = CENTERLINE
 - = ADJOINING PROPERTY LINE
 - = BUILDING SETBACK LINE
 - = EASEMENT LINE
 - = PROPERTY LINE
 - = OVERHEAD UTILITY LINE
 - = SANITARY SEWER LINE
 - = STORM SEWER LINE
 - = WATER LINE

NOTES:

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.

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

NO TREES OBSERVED

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

All that certain 1.647 acre tract of land being situated in the William Chenault Survey, Abstract No. 276, in Dallas County, Texas, and being part of City Block 7367 and being the same tract of land as described in a deed to Mohammad Khader Amlallah, recorded in Document No. 201800280677 of the Official Public Records of said county, and said 1.647 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar with a cap stamped "RPLS 7068" set in the north right-of-way line of Chenault Street, a variable width public right-of-way, being the southwest corner of a called 0.2296 acre tract of land described in a deed as "Tract Two" to Community Medical Plaza Management Corporation, recorded in Document Number 2003245-6865 of said Official Public Records, being the southeast corner described herein, from which a 1/2 inch iron rebar with cap stamped "RPLS 7068" set for reference bears North 69°21'02" West, a distance 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 inch by 1 inch square iron rod found bears North 88°02'42" East, a distance of 55.45 feet;

THENCE South 88°02'32" West, with said north right-of-way line, a distance of 396.99 feet to a 1/2 inch iron rebar found, being the southeast corner of Cowboy Toyota Storage Addition, recorded in Document Number 201800108235 of the Plat Records of said County, being the southwest corner described herein, said point being the beginning of a curve to the right, having a radius of 175.00 feet, a delta of 21°54'44" and a chord bearing and distance of North 10°48'25" West, 66.52 feet;

THENCE along said curve to the right, departing said north right-of-way line, an arc distance of 66.93 feet to a 1/2 inch iron rebar with cap stamped "DG&A" found;

THENCE North 00°08'51" East, with the dividing line of this 1.647 acre tract and said Cowboy Toyota Storage Addition, a distance of 73.14 feet to a 1/2 inch iron rebar found, being the beginning of a curve to the left, having a 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 feet;

THENCE along said curve to the left, continuing along said dividing line, an arc length of 43.74 feet to a 1/2 inch iron rebar found for the northwest corner of this 1.647 acre tract and the northeast corner of said Cowboy Toyota Storage Addition, and being in the south line of a called 12.560 acre tract of land described in a deed to Everest Windsor, LP, recorded in Document Number 20070391104 of said Official Public Records;

THENCE North 89°12'10" East, with the dividing line of this 1.647 acre tract and said 12.560 acre tract, a distance of 421.98 feet to a 5/8 inch iron rebar with an illegible cap found for the northeast corner of this 1.647 acre tract;

THENCE South 00°19'07" East, with the dividing line of this 1.647 acre tract and said 0.2296 acre tract, a distance of 171.54 feet to the **POINT OF BEGINNING** and containing 1.647 acres, or 71,724 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

Mohammad Khader Amlallah, does hereby adopt this final plat designating the herein above described property as **LOT 1, BLOCK B/7367, CHENAULT BUSINESS CENTER** of the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys 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 construction, 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, Texas

Witness, my hand, this _____ day of _____, 20____.

By: _____
Mohammad Khader Amlallah

STATE OF TEXAS §
COUNTY 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 expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

"SURVEYOR'S CERTIFICATE"

KNOW ALL MEN BY THESE PRESENTS:

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 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 Surveying, 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.

LINDSAY JO GROSECLOSE, R.P.L.S. 7068
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF DALLAS §



BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Anthony Ray Crowley, 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 expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shaddid, 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

CITY PLAN FILE NO. S245-140 ENGINEERING NUMBER

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

Date: MARCH 25, 2025 Drawn: CDM Checked: L.J.G. Scale: 1" = 30' Sheet: 1 of 1

Owner: Mohammad Khader Amlallah 2809 W. Buckingham Rd. Garland, Texas 75042
Developer: Roc Design 9101 LBJ Fwy, Suite 570 Dallas, Texas 75243 (972) 639-8375 FRN: 13744

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