

VICINITY MAP

(NOT TO SCALE)

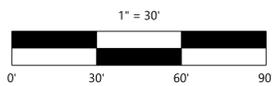


Table with columns: POINT #, CALIPER, COMMON, SCIENTIFIC. Lists tree data for various points on the site.

STATE OF TEXAS }
COUNTY OF DALLAS }

OWNER'S CERTIFICATE

WHEREAS Francisco Salazar and Miriam Salazar are the sole owners of a 40,449 square foot or a 0.929 acre tract of land situated in the Robert Kleberg Survey, Abstract No. 716, City Block 3/8802, City of Dallas, Dallas County, Texas...

BEGINNING at an "X" cut found for corner at the intersection of the northeast right-of-way line of Kleberg Road, a variable width right-of-way and the southeast right-of-way line of South Belt Line Road, a variable width right-of-way and being at the beginning of a non-tangent curve to the right; said point being from which an "X" cut found bears North 60 degrees 51 minutes 29 seconds East, a distance of 5.37 feet and being from which a 5/8" capped iron rod "TERRACORP" found bears North 27 degrees 37 minutes 44 seconds East, a distance of 17.17 feet;

THENCE in a northeasterly direction, along said southeast line of South Belt Line Road and said non-tangent curve to the right having a central angle of 04 degrees 45 minutes 56 seconds, a radius of 1,382.40 feet, and an arc length of 114.98 feet (chord bears North 41 degrees 08 minutes 04 seconds East, 114.95 feet) to a 1/2" capped iron rod (BURNS) found at the end of said curve;

THENCE North 43 degrees 31 minutes 02 seconds East, continuing along the said southeast line of South Belt Line Road, a distance of 81.00 feet to a 1/2" capped iron rod (BURNS) found for corner at the intersection of said southeast line of Belt Line Road and the southwest right-of-way line of an unnamed 50-foot right-of-way, and being in the northeast line of said Block 3/8802;

THENCE South 38 degrees 56 minutes 30 seconds East, departing the said southeast line of South Belt Line Road, along the said southwest line of the unnamed 50-foot right-of-way and the said northeast line of Block 3/8802, a distance of 221.07 feet to a 1/2" capped iron rod (BURNS) found for corner at the intersection of the said southwest line of the unnamed 50-foot right-of-way with the northwest right-of-way line of an unnamed 50-foot right-of-way, at the east corner of said Lot 1, Block 3/8802; said point being from which a 5/8" capped iron rod "TERRACORP" bears South 69 degrees 12 minutes 10 seconds West, 9.58 feet and from which a 1/2" iron rod "layered over" bears North 26 degrees 57 minutes 17 seconds West, a distance of 2.13 feet;

THENCE South 50 degrees 59 minutes 30 seconds West, along the said northwest line of the 50-foot unnamed right-of-way and the southeast line of said Lot 1, Block 3/8802, a distance of 192.38 feet to a 1/2" capped iron rod (BURNS) found for corner at the intersection of the said northwest line of the 50-foot unnamed right-of-way and the said northeast line of Kleberg Road; said point being from which a 5/8" capped iron rod "TERRACORP" bears North 02 degrees 49 minutes 26 seconds West, a distance of 6.84 feet, and being at the beginning of a non-tangent curve to the right,;

THENCE in a northwesterly direction, departing the said northwest line of the unnamed 50-foot right-of-way and the said southeast line of Lot 1, Block 3/8802, along said northeast line of Kleberg Road and said non-tangent curve to the right having a central angle of 07 degrees 48 minutes 15 seconds, a radius of 1,402.30 feet, and an arc length of 191.00 feet (chord bears North 39 degrees 17 minutes 12 seconds West, 190.86 feet) to the POINT-OF-BEGINNING, containing 40,449 square feet or 0.929 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Francisco Salazar and Miriam Delacruz Salazar does hereby adopt this plat, designating the herein described property as AUTOZONE KLEBERG an addition to the City of Dallas, Dallas County, Texas (or appropriate county 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 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:

Name: Francisco Salazar
Owner

Name: Miriam Salazar
Owner

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Francisco Salazar, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 20__.

Notary Public, State of Texas

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Miriam Salazar, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 20__.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS }

I, Jason B. Armstrong, 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 ___, 20__.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Jason B. Armstrong
Registered Professional Land Surveyor No. 5557

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 20__.

Notary Public, State of Texas

COUNTY RECORDING LABEL
FINAL PLAT

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

AUTOZONE KLEBERG ADDITION

LOT 1, BLOCK 3/8802
BEING A REPLAT OF PART OF LOTS 1-5, BLOCK 3
REVISED MAP OF THE TOWN OF KLEBERG
VOLUME 232, PAGE 19, D.R.D.C.T.
0.929 ACRES
OUT OF THE
ROBERT KLEBERG SURVEY, ABSTRACT No. 716
IN THE

CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: S234-087
DALLAS CITY WASTEWATER PLAN NUMBER: WW24-__
DALLAS CITY ENGINEERING PLAN NUMBER: DP24-__

0.929 ACRES MARCH 14, 2024 Job No. 0051596.00 AUTOZONE KLEBERG ADDITION



GENERAL NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
5. REGARDING THE AREA FORMERLY USED AS A RAILROAD WHICH CROSSES SOUTH BELT LINE ROAD AS SHOWN HEREON, NO DEED CONVEYING FEE SIMPLE INTEREST TO THE CITY OR COUNTY OF DALLAS HAS BEEN BY A TITLE COMPANY ABSTRACTOR. THE LAST DEED FOUND WHICH CONVEYS FEE SIMPLE INTEREST TO THE LAND WAS RECORDED IN 1892 UNDER VOLUME 165, PAGE 42, AND IS A CONVEYANCE TO CHARLES DILLINGHAM AS RECEIVER OF THE TEXAS TRUNK RAILWAY COMPANY.
6. EXISTING STRUCTURES TO BE REMOVED. NEW STRUCTURES PROPOSED.
7. PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINING PARTS OF LOTS 1-5, BLOCK 3/8802 INTO ONE LOT FOR COMMERCIAL STRUCTURE.
8. TREES SHOWN ON MAP WITH CORRESPONDING TREE TABLE.

LEGEND

Table with columns: C/IRF, IRF, (C.M.), B.T.P., R.O.W., VOL., PG., D.R.D.C.T., O.P.R.D.C.T., M.R.C.C.T., F.K.A., INST. NO., SF, P.O.B. and their corresponding symbols and descriptions.

OWNER
FRANCISCO SALAZAR
AND MIRIAM SALAZAR
2450 S. BELT LINE ROAD
DALLAS, TX 75253
ENGINEER / SURVEYOR
Westwood

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T8PLS FIRM REGISTRATION NO. F-10074301