

12610 Jupiter Place
Addition
Vol. 84183, Pg. 2111

12610 Jupiter Road
Property, LLC
Instr. #20220026965

Data Drive

BLOCK A/8043

Greenbriar
Business Center
Section One, Revised
Vol. 84070, Pg. 864

Gamino Reyes
Int. #201900195880

IR found
CONTROLLING
MONUMENT
N=7002512.37
E=2527586.44

Clyde Aquill Holdings, LLC
Int. #202000239955

Lot 2B
BLOCK A/8043

Kwik Multi Site
Addition
Vol. 2002200,
Pg. 34

IR found
CONTROLLING
MONUMENT
N=7002307.35
E=2527588.36

IR found
CONTROLLING
MONUMENT
N=7002267.02
E=2527548.89

KKMD Investments, LLC
Int. #202100371216

Unplatted

BLOCK 8043

Sams Real Estate Business Trust
Int. #20070044450

Lot 1
BLOCK D/8043

7.5' x 60' sanitary
sewer easement
Old Garland Airfield Addition
Vol. 93017, Pg. 3488

Sams East, Inc.
Vol. 2002187, Pg. 3967

Lot 8
BLOCK D/8043

City of Dallas
Int. #201900259566
148,829 Sq. Ft. (3.417 Acres)

IR found
CONTROLLING
MONUMENT &
POINT OF
BEGINNING
N=7002745.96
E=2528293.36

20' X 12.78'
Wastewater Easement
Instr. #200503585532

Wastewater Easement
Instr. #20080044324

BLOCK 8043

Unplatted

NWH &
McCree, Ltd.
Vol. 2003233,
Pg. 1549

Christian Brothers
Addition
Instr. #200600131889

Christian Brothers
Automotive Corporation
Vol. 2005093, Pg. 5306

20' drainage
easement

24' Private
Access Easement

TXU Electric Esmt.
Vol. 2005137, Pg. 5175

IR found
CONTROLLING
MONUMENT
N=7002486.79
E=2528452.66

IR found
CONTROLLING
MONUMENT
N=7002501.71
E=2528061.00

IR found
CONTROLLING
MONUMENT
N=7002499.97
E=2527931.03

IR found
CONTROLLING
MONUMENT
N=7002475.39
E=2528343.10

Commercial Net Lease Realty, LP
Vol. 2005068, Pg. 700

Golden Corral
Addition
Vol. 94018, Pg. 2333

IR found
CONTROLLING
MONUMENT
N=7002281.77
E=2528371.48

IR found
CONTROLLING
MONUMENT
N=7002225.81
E=2528372.17

IR found
CONTROLLING
MONUMENT
N=7002281.77
E=2528371.48



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

Whereas the City of Dallas is the owner of a 3.417 Acre (148,829 Square Foot) tract of land in the Hinson C. Davis Survey, Abstract No. 410, City of Dallas, Dallas County, Texas, and being a portion of Block 8043 (Official City of Dallas Block Numbers) and being all of the property conveyed to the City of Dallas by Deed recorded in Instrument number 201900259566 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

Note: All coordinates shown are State Plane (grid) values. Distances and areas are surface values, using TXDOT scale factor of 1.000136506.

BEGINNING at 1/2-inch iron rod (N=7002745.96, E=2528293.36) (Controlling Monument) found at the Northwest corner of a tract of land conveyed to Sams East, Inc. by deed recorded in Volume 92176, Page 3751 of the Deed Records of Dallas County Texas, at the intersection with the South line of a tract of land conveyed to Sams East, Inc. by deed recorded in Volume 2002187, Page 3967 of the Deed Records of Dallas County, Texas and being also the Northeast corner of the herein described tract of land:

THENCE South 0°59'47" East, with the West line of said Sams East tract and the East line of the herein described tract of land a distance of 241.23 feet to the Southeast corner of the herein described tract of land (not monumented) , same being the Northeast corner of a tract of land conveyed by Warranty Deed to Sams East, Inc. by deed recorded in Volume 98030, Page 68 of said the Deed Records of Dallas County, Texas, FROM WHICH a brass disc monument found with cap marked "STRIPES NW HWY RPLS 5101" bears South 85°17'19" East, a distance of 0.54 feet, and a 1/4-inch iron rod found bears South 34°26'55" East, a distance of 6.77 feet:

THENCE South 89°14'25" West, departing the West line of said Sams East tract and with the North line of said Sams East tract, PASS AT 236.67 feet an aluminum disc found (N=7002501.71, E=2528061.00) (Controlling Monument) at the Northeast corner of Lot 10, Block D/8043 of the Golden Chic on Northwest Addition, an addition to the City of Dallas recorded in Instrument Number 201700233544 of the Official Public Records of Dallas County, Texas, and continuing for a total distance of 366.69 feet to an aluminum disc found (N=7002499.97, E=2527931.03) (Controlling Monument) at an outside corner of the herein described tract of land, same being the Northwest corner of said NW Highway tract, lying on the East line of Lot 6, Block D/8043 of Whataburger of Mesquite - Northwest Highway Addition, an addition to the City of Dallas, recorded in Volume 97112, Page 1097 of the Deed Records Dallas County, Texas:

THENCE North 0°45'35" West with the common line between said Lot 6 and the herein described tract of land a distance of 25.00 feet to a 5/8-inch iron rod with cap marked "CITY OF DALLAS" at an inside corner of the herein described tract of land, being also the Northeast corner of said Whataburger of Mesquite Addition (N=7002524.90, E=2527930.57) :

THENCE South 89°14'25" West, continuing with the said common line between said Whataburger of Mesquite Addition and the herein described tract of land a distance of 284.21 feet to the Southwest corner of the herein described tract lying on the said East line of Executive Drive, same being the Northwest corner of said Lot, Block and addition, from which an "X" cut found bears North 79°49'30" West, a distance of 0.58 feet (N=7002521.24, E=2527645.82) :

THENCE North 0°32'13" West, along said common line between Executive Drive and the herein described tract of land a distance of 213.55 feet to the intersection with the above referenced Sams East, Inc. tract, being also the Northwest corner of the herein described tract of land (not monumented) FROM WHICH a 1/2-inch iron rod found bears N 79°49'30" West a distance of 0.58 feet:

THENCE North 89°00'13" East with the common line between said Sams East, Inc. tract and the herein described tract of land a distance of 649.08 feet to the POINT OF BEGINNING, containing 148,829 Square Feet, or 3.417 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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
City Plan Commission
Dallas, Texas
Attest:
Secretary

SURVEYOR'S STATEMENT:

I, Scott Holt, 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 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.

Dated this _____ day of _____, 2024.

Scott Holt
Texas Registered Professional Land Surveyor No. 4895

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Alireza Hatefi 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 _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Alireza Hatefi does hereby adopt this plat, designating the herein above described property as EXECUTIVE DRIVE STORAGE TANK 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 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 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 system. 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 _____ day of _____, 2024.

By:
Alireza Hatefi, P.E.
Director of Public Works

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Scott Holt, 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 _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

PRELIMINARY PLAT
EXECUTIVE DRIVE STORAGE TANK ADDITION
AN INDUSTRIAL SUBDIVISION

Lot 8, Block D/8043

A PLAT OF 3.417 ACRES OF LAND IN THE HINSON C. DAVIS SURVEY, ABSTRACT NO. 410 AND THE B.F. DAVIS SURVEY, ABSTRACT NO. 412 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. **S234-080** MARCH, 2024

OWNER:
CITY OF DALLAS
1500 Marilla Street
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
300 E. JEFFERSON, RM. 307
DALLAS, TEXAS 75203