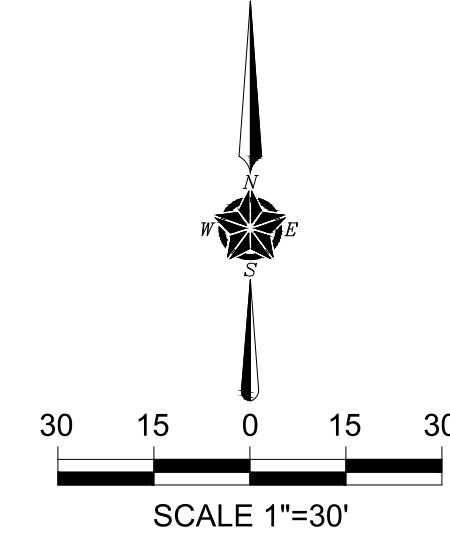
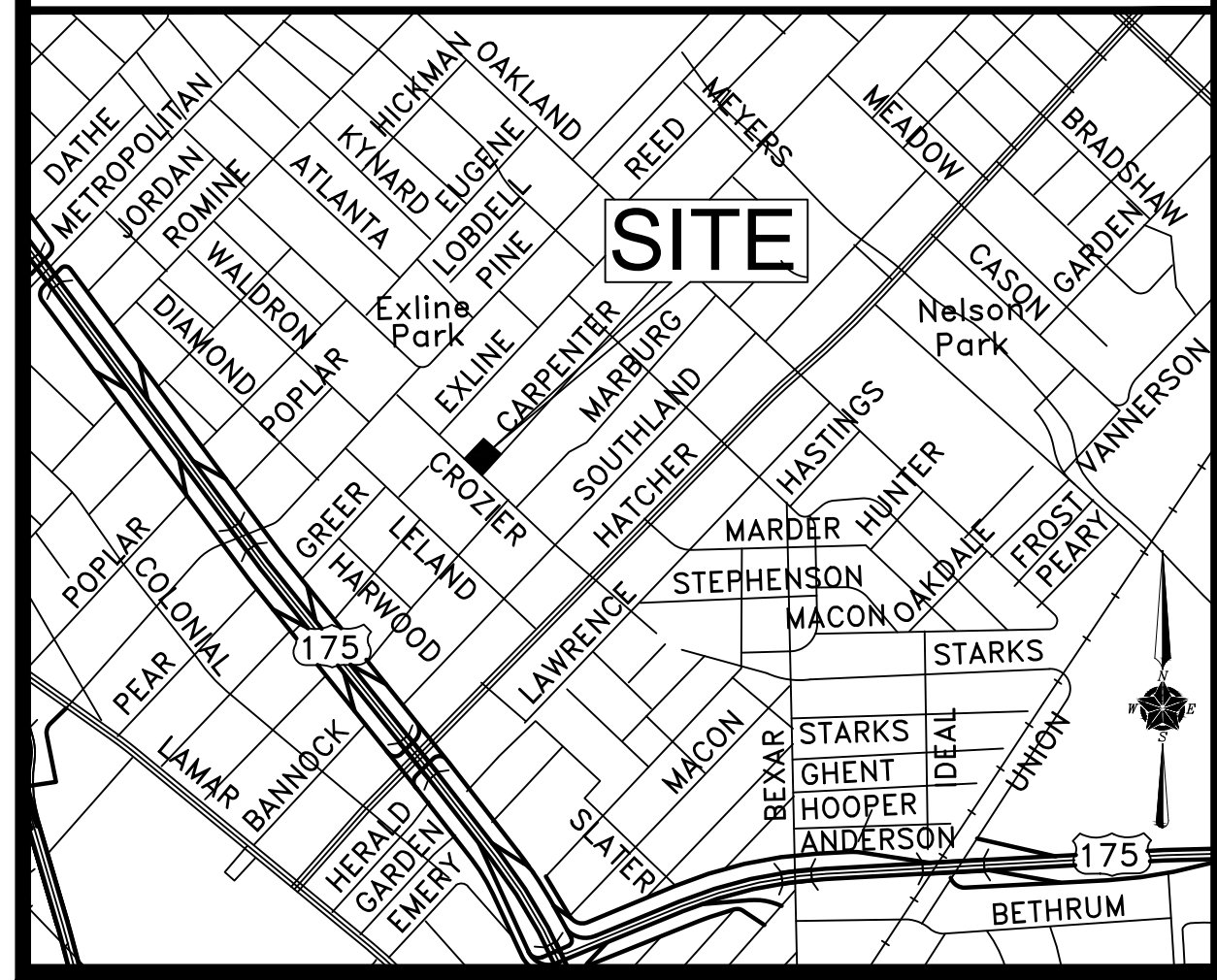


VICINITY MAP (NOT TO SCALE)

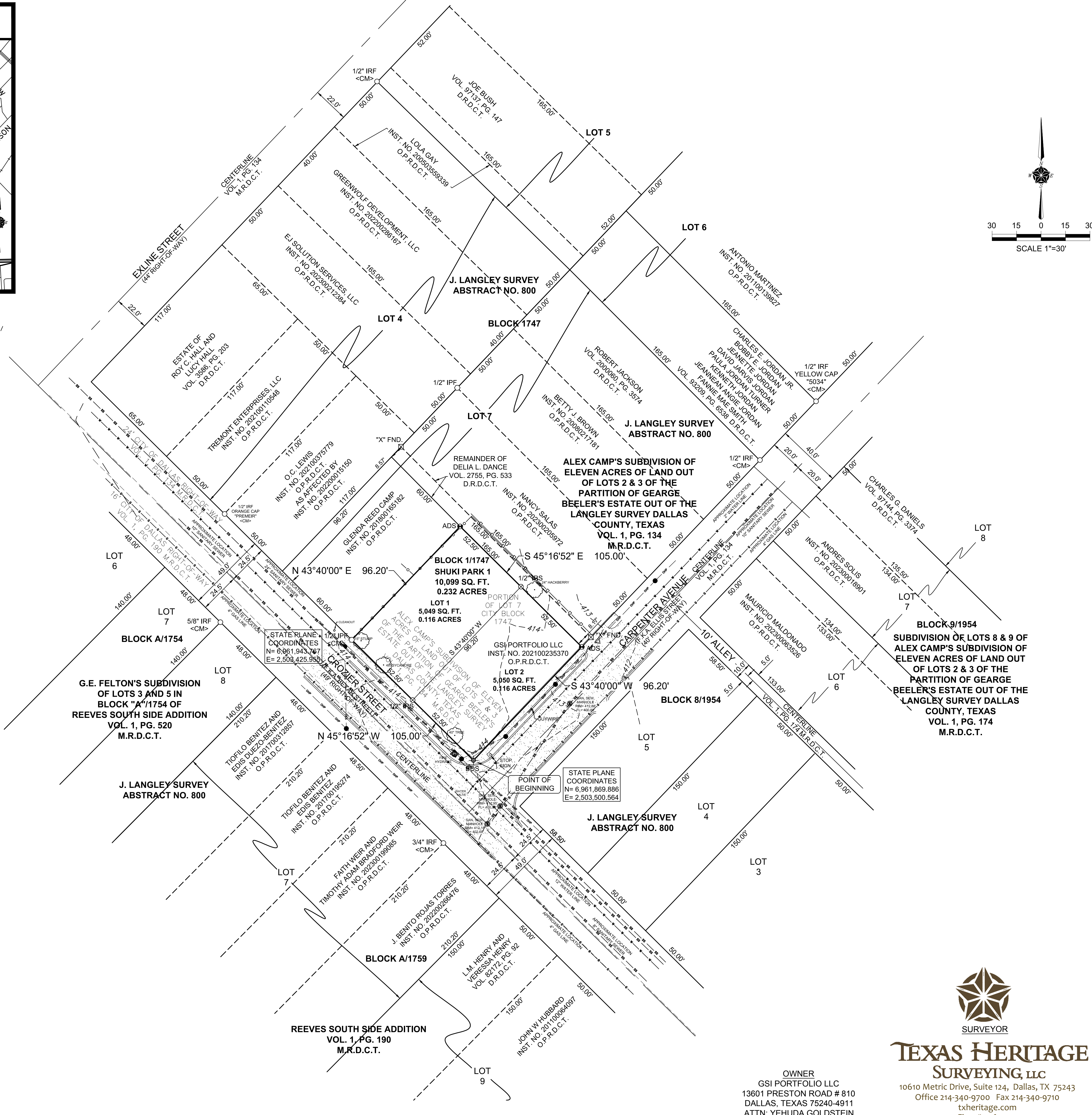


LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
ADS ●	3-1/4" ALUMINUM DISK STAMPED "SHUKI PARK 1 & RPLS 5382" SET ON AN IRON ROD FOR CORNER
BDS ✕	2" BRASS DISK SET WITH MAG NAIL IN CONCRETE STAMPED "RPLS 5382 & TEXAS HERITAGE SURVEYING"
1/2" IRS ⊗	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
X FND/SET ⊗	X CUT FOUND/SET
<CM>	CONTROL MONUMENT
F.K.A.	FORMERLY KNOWN AS

BOUNDARY LINE	—————
CENTERLINE	—————
SANITARY SEWER LINE	——SS——
STORM SEWER LINE	——STM——
GAS LINE	——G——
WATER LINE	——W——
OVERHEAD SERVICE LINE	——OES——
OVERHEAD POWER LINE	——OHP——
WOOD FENCE	——□——
CHAINLINK FENCE	——○——

- GENERAL NOTES:**
- The purpose of this plat is to create two lots out of part of a platted lot of land.
 - The maximum number of lots permitted by this plat is two.
 - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - Dallas Department of Water Benchmarks used:
#1787 Square cut at center of storm sewer inlet on north side of Hawn Freeway west of Railroad Avenue.
Northing- 6,959,516.20 Easting- 2,506,611.20 Elevation= 406.63'
 - Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0345J, with a date of identification of 03/18/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. This area protected from the 100-year flood by levee, dike or other structure subject to possible failure or overtopping during larger floods.
 - There are no structures on subject property.
 - Trees are as shown.



PRELIMINARY PLAT
SHUKI PARK 1
LOTS 1 & 2, BLOCK 1/1747
 BEING A PORTION OF LOT 7, CITY BLOCK 1747
 ALEX CAMP'S SUBDIVISION OF ELEVEN ACRES OF
 LAND OUT OF LOTS 2 & 3 OF THE PARTITION OF
 GEORGE BEELER'S ESTATE OUT OF THE LANGLEY
 SURVEY DALLAS COUNTY, TEXAS
 SITUATED IN THE J. LANGLEY SURVEY
 ABSTRACT NO. 800
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-113
 ENGINEERING PLAN NO. DP _____

TEXAS HERITAGE
SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

OWNER
 GSI PORTFOLIO LLC
 13601 PRESTON ROAD # 810
 DALLAS, TEXAS 75240-4911
 ATTN: YEHUDA GOLDSTEIN

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **GSI PORTFOLIO LLC**, is the owner of a tract of land in City Block 1747 situated in the J. Langley Survey, Abstract No. 800, City of Dallas, Dallas County, Texas, being a portion of Lot 7, City Block 1747, Alex Camp's Subdivision of Eleven Acres of Land out of Lots 2 & 3 of the Partition of George Beeler's Estate out of the Langley Survey Dallas County, Texas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 1, Page 134, Map Records, Dallas County, Texas, being that same tract of land as described in Sheriff's Deed to GSI Portfolio LLC, recorded in Instrument Number 202100235370, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" brass disk set with mag nail in concrete stamped "RPLS 5382 & TEXAS HERITAGE SURVEYING" for the intersection of the northwest right-of-way line of Carpenter Avenue (f.k.a. Ellis Street)(40' right-of-way) and the northeast right-of-way line of Crozier Street (f.k.a. Bexar Street)(49' right-of-way);

THENCE North 45 degrees 16 minutes 52 seconds West, along the said northeast right-of-way line of Crozier Street, a distance of 105.00 feet to a 1/2 inch iron pipe found for the south corner of that tract of land described in Warranty Deed to Glenda Reed Camp as recorded in Instrument Number 201800165182, Official Public Records, Dallas County, Texas;

THENCE North 43 degrees 40 minutes 00 seconds East, along the southeast line of said camp tract and traversing said Lot 7, City Block 1747, a distance of 96.20 feet to a 3 1/4 aluminum disk stamped "SHUKI PARK 1 & TEXAS HERITAGE SURVEYING & RPLS 5382" set on a 1/2 inch iron rod for the east corner of said Camp tract and lying in the southwest line of the remainder of that tract of land described in Deed to Delia L. Dance as recorded in Volume 2755, Page 533, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 16 minutes 52 seconds East, along the southwest line of said Dance tract and continuing to traverse said Lot 7, City Block 1747, a distance of 105.00 feet to a 3 1/4 aluminum disk stamped "SHUKI PARK 1 & TEXAS HERITAGE SURVEYING & RPLS 5382" set on a 1/2 inch iron rod for the south corner of said Dance tract and lying in the said northwest right-of-way line of Carpenter Avenue;

THENCE South 43 degrees 40 minutes 00 seconds West, along the said northwest right-of-way line of Carpenter Avenue, a distance of 96.20 feet to the POINT OF BEGINNING and containing 10,099 square feet or 0.232 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **GSI PORTFOLIO LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SHUKI PARK 1** 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.
GSI PORTFOLIO LLC

By: _____
YEHUDA GOLDMAN - Manager
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared YEHUDA GOLDMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (05/08/2024)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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: _____

<p>PLACE COUNTY RECORDING LABEL HERE</p>
<p>CERTIFICATE OF APPROVAL I, <u>Tony Shiddi</u>, Chairperson or <u>Brent Rubin</u>, 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____ day of _____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.</p>
<p>_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p>
<p>Attest: _____ Secretary</p>

**PRELIMINARY PLAT
SHUKI PARK 1
LOTS 1 & 2, BLOCK 1/1747**
BEING A PORTION OF LOT 7, CITY BLOCK 1747
ALEX CAMP'S SUBDIVISION OF ELEVEN ACRES OF
LAND OUT OF LOTS 2 & 3 OF THE PARTITION OF
GEORGE BEELER'S ESTATE OUT OF THE LANGLEY
SURVEY DALLAS COUNTY, TEXAS
SITUATED IN THE J. LANGLEY SURVEY
ABSTRACT NO. 800
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-113
ENGINEERING PLAN NO. DP _____



OWNER
GSI PORTFOLIO LLC
13601 PRESTON ROAD # 810
DALLAS, TEXAS 75240-4911
ATTN: YEHUDA GOLDMAN

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300