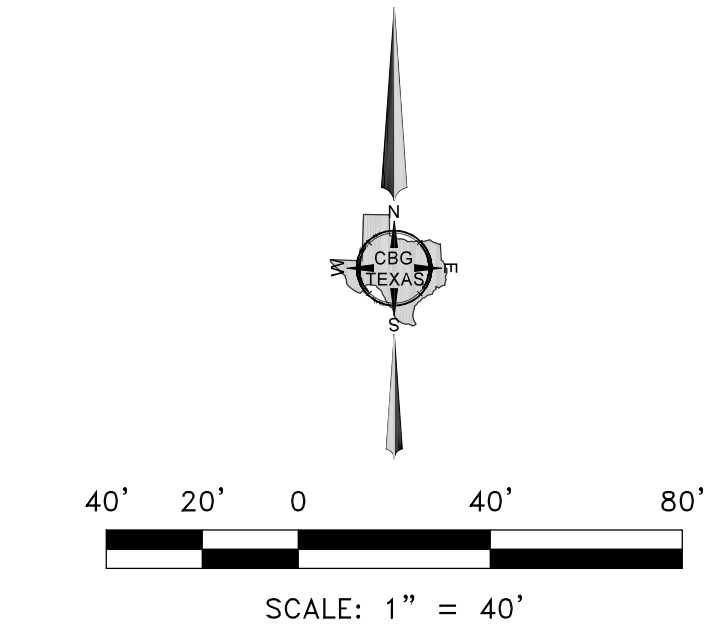


VICINITY MAP
NOT TO SCALE



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 02°47'43" W | 59.51' |
| L2 | S 58°11'16" E | 50.16' |

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Sal's Auto Sales & Parts, LLC are the owners of a 51,072.12 square foot tract of land situated in the James R Riley Survey, Abstract Number 1245, Dallas County, Texas, same being a tract of land conveyed to Sal's Auto Sales & Parts, LLC, by Warranty Deed recorded in Instrument Number 202000292538, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange cap stamped "3941" found for corner, said corner being in the intersection of the Southwest right-of-way line of C. F. Hawn Freeway (a variable width right-of-way) and the Northwest right-of-way line of Ellenwood Drive (a variable width right-of-way);

THENCE South 02 degrees 47 minutes 43 seconds West, along the Northwest right-of-way line of said Ellenwood Drive, a distance of 59.51 feet to a 3/4 inch iron rod with orange cap stamped "3941" found for corner;

THENCE South 33 degrees 03 minutes 58 seconds West, along the Northwest line of said Ellenwood Drive, a distance of 219.25 feet to a 1/2 inch iron rod with orange cap stamped "3941" found for corner, said corner being in the intersection of Northwest right-of-way line of said Ellenwood Drive and the Northeast right-of-way line of a unimproved road dedicated by Volume 4858, Page 612, Deed Records, Dallas County, Texas, from which a 1/2 inch iron pipe found bears South 23 degrees 30 minutes 04 seconds West, a distance of 1.18 feet for witness;

THENCE North 54 degrees 04 minutes 26 seconds West, along the Northeast right-of-way line of said unimproved road, a distance of 222.74 feet to a 3/4 inch iron rod found for corner, said corner being the South corner of a tract of land conveyed to Fig Tree Capital LLC, a Texas limited Liability Company, by deed recorded in Instrument Number 202400145327, Official Public Records, Dallas County, Texas;

THENCE North 31 degrees 27 minutes 03 seconds East, along the Southeast line of said Fig Tree tract, a distance of 103.66 feet to a 3/4 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Juan A. Saucedo and Cristina Perez Mata, husband and wife, by deed recorded in Instrument Number 201500299795, Official Public Records, Dallas County, Texas;

THENCE South 58 degrees 11 minutes 16 seconds East, along the Southwest line of said Saucedo/Perez tract, a distance of 50.16 feet to a point for corner, said corner being the South corner of said Saucedo/Perez tract;

THENCE North 31 degrees 45 minutes 06 seconds East, along the Southeast line of said Saucedo/Perez tract, a distance of 151.90 feet to a point for corner, said corner being the East corner of said Saucedo/Perez tract, same being along the Southwest right-of-way line of said C. F. Hawn Freeway;

THENCE South 58 degrees 04 minutes 26 seconds East, along the Southwest right-of-way line of said C. F. Hawn Freeway, a distance of 148.75 feet to the POINT OF BEGINNING and containing 51,072.12 square feet and or 1.17 acres of land.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2025.

RELEASED FOR REVIEW 07/11/2025 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

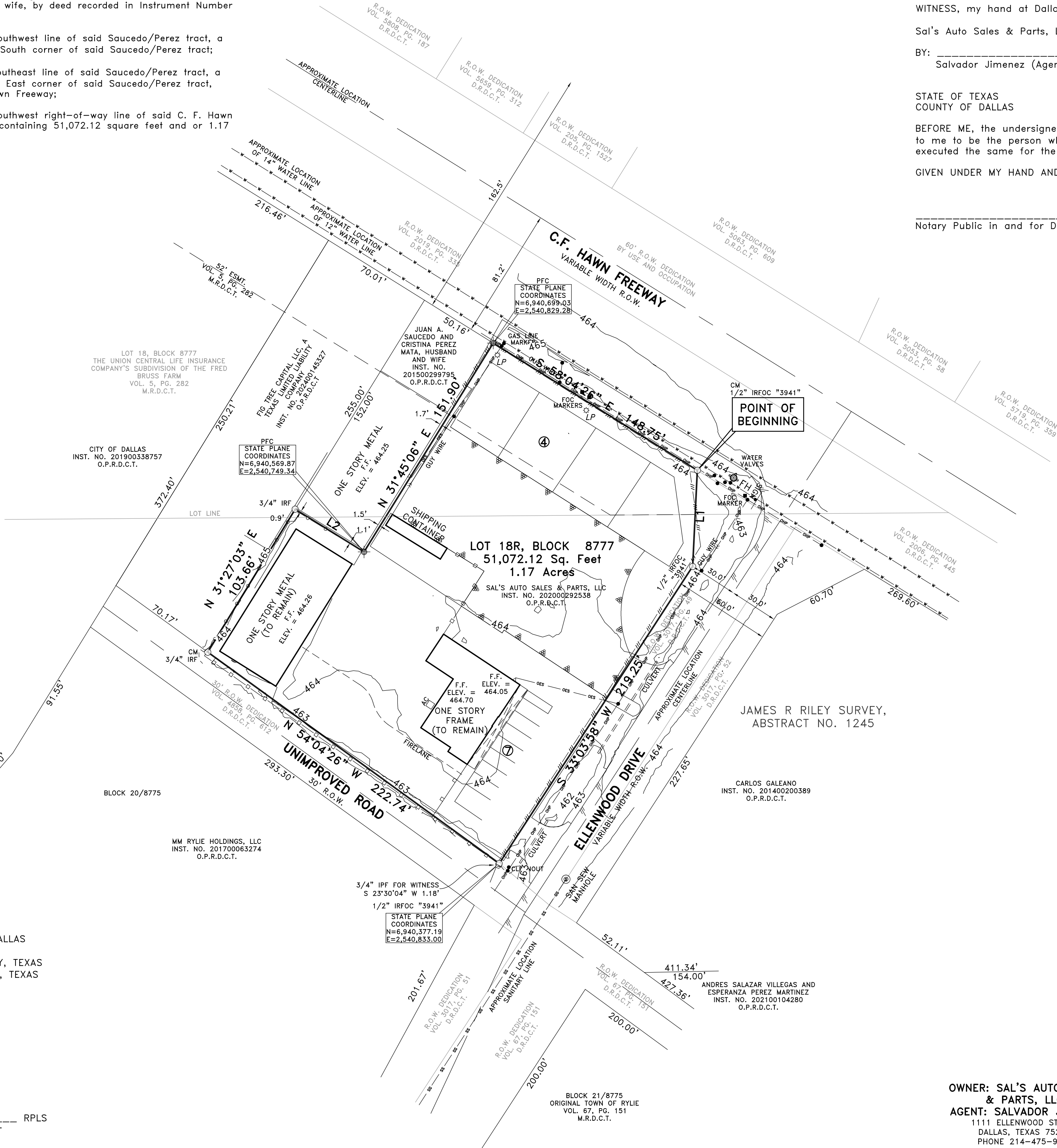
Notary Public in and for Dallas County, Texas.

GENERAL NOTES

- BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NAD 83 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT OUT TRACTS OF LAND FOR TAX PURPOSES.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1381, PG. 468.

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
YC = YELLOW CAP
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
OC = ORANGE CAP
PFC = POINT FOR CORNER
ACS = 3-1/4" ALUMINUM DISK STAMPED "____ RPLS
5513" SET OVER A 1/2 INCH IRON ROD SET
SQ. = SQUARE



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sal's Auto Sales & Parts, LLC, and acting through their duly authorized agent Salvador Jimenez, do hereby adopt this plat, designating the herein described property as **SAL'S ADDITION** 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

Sal's Auto Sales & Parts, LLC (Owner)

BY: Salvador Jimenez (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Salvador Jimenez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

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
SAL'S ADDITION
LOT 18R, BLOCK 8777
BEING A 51,072.12 SQ. FT. / 1.17 ACRES
TRACT OF LAND SITUATED IN
JAMES R RILEY SURVEY, ABSTRACT NO. 1245
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000045 & S245-210



OWNER: SAL'S AUTO SALES
& PARTS, LLC
AGENT: SALVADOR JIMENEZ
1111 ELLENWOOD STREET
DALLAS, TEXAS 75217
PHONE 214-475-9301

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=40' / DATE: 07-11-2025 / JOB NO. 1723181-01 / DRAWN BY: JLA