



LOCATION MAP
NTS

LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- 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
- P.O.B. - POINT OF BEGINNING
- FND - FOUND
- ESMT - EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "IMD MOTORS RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 1.883 ACRES THAT CONSISTS OF THREE TRACT OF LAND RECLAIMED FROM CITY OF DALLAS AND A PORTION OF A PLATTED LOT INTO 1 COMMERCIAL LOT.
4. 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.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

PRELIMINARY PLAT
IMD MOTORS ADDITION
 LOT 1, BLOCK 5/6593
 BEING A PLAT OF
 A TRACT OF LAND IN CITY BLOCK 8500
 SITUATED IN
 JOHN M. PRUITT SURVEY, ABSTRACT NO. 1179
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-062
 ENGINEER PLAN NO. 311T-_____

SHEET: 1 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN POLE
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		TRANSFORMER PAD		SWB MAN HOLE		CONCRETE
	DOWN GUY		ELECTRIC MANHOLE		GAS LINE MARKER		TREE
	S.S. MAN HOLE		STORM DRAIN MAN HOLE		VAULT		ELECTRIC BOX
	CLEAN OUT				TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES TBPS No. 10193888	JOB NO.: 23-001
	DATE: JANUARY 30, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE: 1" = 30'
(817) 354-1445 (817) 798-4039 CELL surveygroup@att.net	DRAWN BY: RM

OWNER'S CERTIFICATE

STATE OF TEXAS -
COUNTY OF DALLAS -

WHEREAS IMD Motors, Inc. is the sole owners of a 1.863 acre tract of land out of the JB Shade Survey, Abstract No. 1390 in the City of Dallas and a portion of Lot 1, Block 5/6593, Freeway North Industrial Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 67106, Page 2142, Map Records of Dallas County, Texas (being the same tract of land purportedly conveyed to AVE Inc. and then to KEN, Inc., a Colorado Corporation (as to KEN, Inc., by Deed recorded as instrument 202000225558, Official Public Records, Dallas County Texas, such transactions having been set aside by order of the 68th Judicial District Court, Dallas County, Texas, in the case the lawsuit styled as "John A. Coil, et al. v. East Bay, Inc., et al.," numbered Case No. DC-19-01235 (such order being recorded as instrument 202200165444, Official Public Records, Dallas County Texas), with title being restored by such court through such order to East Bay, Inc., such that the above-described receiver has now been directed to sell this property by order of said court in said case, with the sale having been confirmed by order dated October 18, 2022), same being all those tracts of land conveyed to IMD Motors, Inc. by deed as recorded in Instrument No. 202200291714, Official Public Records, Dallas County Texas and such tract or parcel of land being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1, Block 5/6593, said point being in the East Right-of-way line of Dallas Area Rapid Transit (DART) (a 60.0 foot width Right-of-way) as recorded in 88083, Page 4905, Deed Records, Dallas County, Texas;

Thence North 58 Degrees 40 Minutes 07 Second East, departing the east line of said DART tract and along the North line of said Lot 1, a distance of 20.81 feet to a 1/2 inch iron rod set for corner, said point being the Southwest corner of said 0.23 acre IMD Motors, Inc. tract;

Thence North 15 Degrees 17 Minutes 05 Second West, along the west line of said 0.23 acre IMD Motors, Inc. tract, passing the Northwest corner of said IMD Motors, Inc. tract, said point being the southwest corner of said 0.06 acre IMD Motors, Inc. tract and continuing for a total distance of 157.90 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said 0.06 acre IMD Motors, Inc. tract, same point being the northwest corner of said 1.863 acre tract of land being described, same point also being in the South Right-of-Way of Lyndon B. Johnson Freeway (Interstate Highway 635, a variable width Right-of-Way);

Thence North 73 Degrees 03 Minutes 02 Seconds East, continuing along the North line of said 1.863 acre tract of land being described and the South line of said Lyndon B. Johnson Freeway, a distance of 205.48 feet to a 1/2 inch rod set for corner, said point being the beginning of a non tangent curve to the right with a radius of 89.50 feet, a delta angle of 81 Degrees 30 Minutes 08 Seconds, and a chord bearing and distance of South 64 Degrees 59 Minutes 29 Seconds East, 90.74 feet;

THENCE in a Southeasterly Direction along said curve to the right and along the South line of said Lyndon B. Johnson Freeway, an arc distance of 98.86 feet to a 1/2 inch rod set for corner, said point being at the intersection of the South line of said Lyndon B. Johnson Freeway and West line of Anaheim Drive (a 60.0 foot width Right-of-Way), same point being in the north line of said Lot 1, Block 5/6593, same point being the Southeast corner of said 0.38 acre IMD Motors, Inc. tract;

Thence North 54 Degrees 50 Minutes 25 Seconds East, continuing along the North line of said Lot 1 and the South line of LBJ Freeway, a distance of 5.02 feet to a 1/2 inch rod set for corner, said point being most Northerly corner of Lot 1, Block 5/6593;

Thence South 15 Degrees 22 Minutes 59 Seconds East, along the West line of Anaheim Drive, a distance of 200.00 feet to an "X" found in concrete walk for corner, said point being the Southeast corner of said 1.863 acre tract of land being described, same point being the Northeast corner of that certain tract of land conveyed to JSAA Realty LLC by deed as recorded in Instrument No. 201600271983, Official Public Records, Dallas County, Texas;

Thence South 62 Degrees 54 Minutes 26 Seconds West, departing the West line of said Anaheim Drive and along the common line of said 1.863 acre tract of land being described and said JSAA Realty LLC tract, a distance of 306.14 feet to a 1/2 inch iron rod found for corner in the East line of said DART tract, said point being the Northwest corner of said JSAA Realty LLC tract, same point being the Southwest corner of said 1.863 acre tract of land being described;

Thence North 15 Degrees 17 Minutes 05 West, along common line of said 1.863 acre tract of land being described and said DART tract, a distance of 150.00 feet to the Point of Beginning and containing 81,133 square feet or 1.863 acres of land.

LEGEND:

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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That IMD MOTORS, INC., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1, Block 5/6593, ISLAMIC CENTER OF QUAD CITIES, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

IMD MOTORS, INC.

BY: _____

PRINTED NAME : _____

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 _____ AGENT FOR IMD MOTORS, INC., known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, Larry Turman, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Larry Turman Date
Registered Professional Land Surveyor, No. 1740

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 Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

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
IMD MOTORS ADDITION
LOT 1, BLOCK 5/6593
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8500
SITUATED IN
JOHN M. PRUITT SURVEY, ABSTRACT NO. 1179
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-062
ENGINEER PLAN NO. 311T- _____

SHEET: 2 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GULLY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

OWNER/DEVELOPER:

IMD MOTORS, INC
209 CHAPARRAL DR
SUNNYVALE, TX 75152
PHONE: 817-825-0394

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES, LLC TBPS No. 10193888	JOB NO:	23-024
	DATE:	JANUARY 30, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE:	1" = 30'
	DRAWN BY:	RM