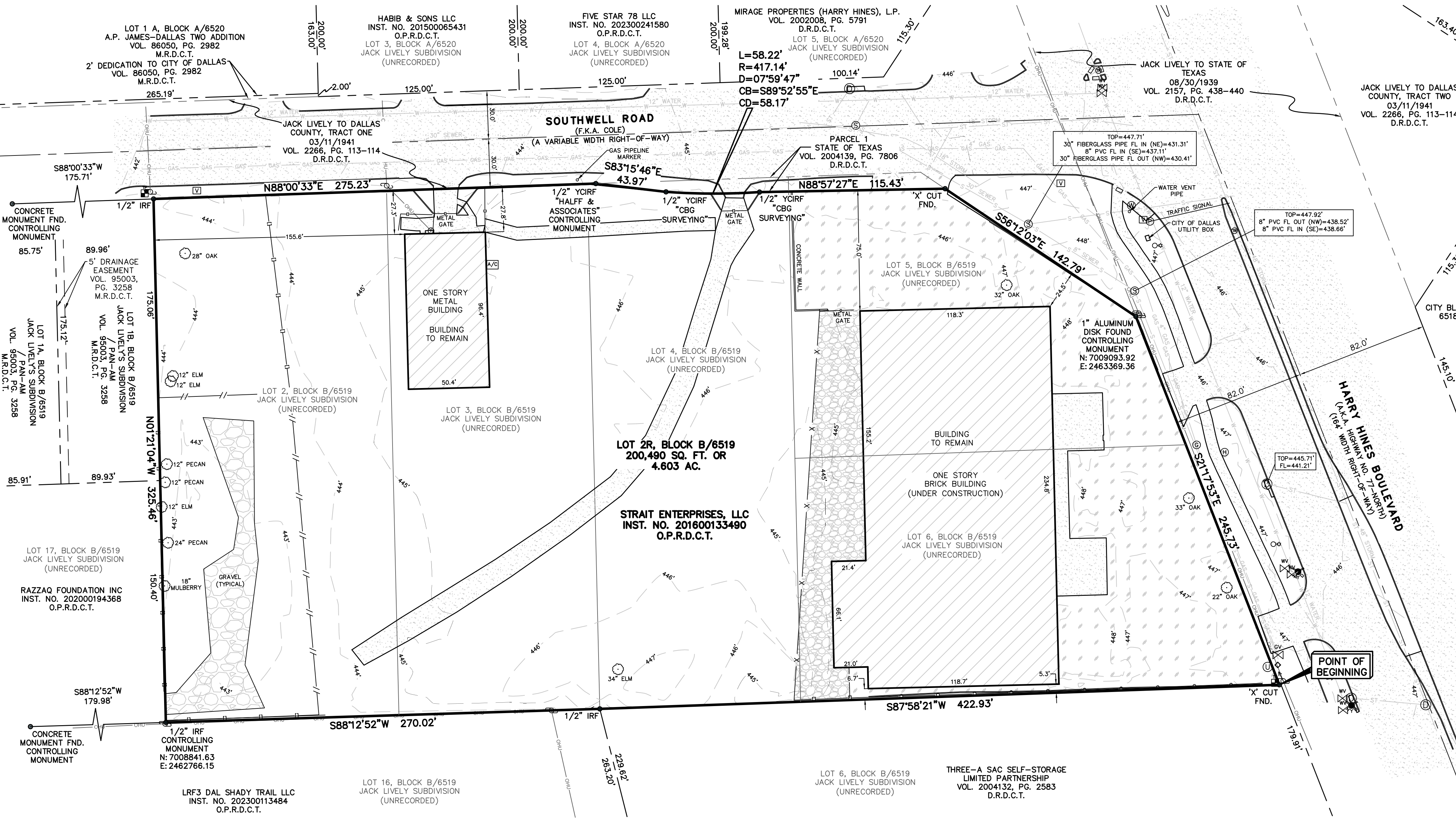


GENERAL NOTES:
 1. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
 2. 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.
 3. Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 4. Purpose of plat - To create 1 lot from a tract of land.

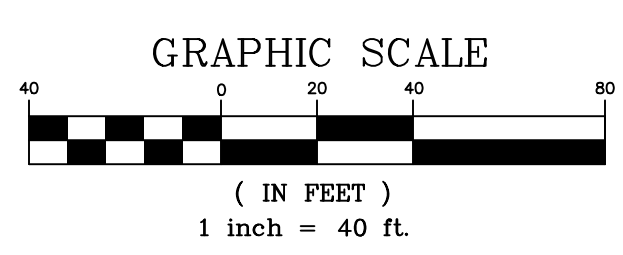
LEGEND			
	GAS METER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE
	POWER POLE		UNKNOWN MANHOLE
	DOWN GUY		SWB MANHOLE
	S.S. MANHOLE		GAS MANHOLE
	CLEAN OUT		TRANSFORMER PAD
			ELECTRIC METER
			STORM DRAIN MANHOLE
			VAULT
			HANDICAP SPACE
			SIGN
			LIGHT POLE
			GAS VALVE
			CONCRETE
			BOLLARD
			COVERED AREA
			A/C PAD

HATCHING LEGEND	
	GRAVEL
	GRAVEL/ASPHALT/CONCRETE (UNDER CONSTRUCTION)
	CONCRETE
	BRICK



LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM WATER LINE
	GAS LINE
	CHAIN LINK FENCE
	METAL FENCE
	WIRE FENCE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

LEGEND	
1. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS	
2. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS	
3. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	
4. IRF - IRON ROD FOUND	
5. INST. NO. - INSTRUMENT NUMBER	
6. VOL. - VOLUME	
7. PG. - PAGE	
8. YCIRF - 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND	
9. A.K.A. - ALSO KNOWN AS	
10. F.K.A. - FORMERLY KNOWN AS	



SURVEYOR'S STATEMENT
 I, TIMOTHY R. MANKIN, 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.
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
 TIMOTHY R. MANKIN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 TARRANT COUNTY, TEXAS

OWNER:
 STRAIT ENTERPRISES, LLC
 11075 HARRY HINES BLVD
 DALLAS, TEXAS 75229
 CONTACT: ABDUL KHAN

ENGINEER:
 HOUSHANG JAHVANI
 JAHVANI CONSULTING ENGINEERS, INC.
 212 N. JOSEY LANE, SUITE 200
 CARROLLTON, TEXAS 75006
 214-718-9469

STATE OF TEXAS
 COUNTY OF DALLAS
 OWNER'S CERTIFICATE
 Whereas STRAIT ENTERPRISES, LLC is the sole owner of that certain 4.603 acre tract of land situated in the William Mooneyham Survey, Abstract No. 946, City of Dallas, Dallas County, Texas and being all that certain tract of land conveyed to Strait Enterprises, LLC by General Warranty Deed recorded in Instrument Number 201600133490, Official Public Records, Dallas County, Texas, and being all of Lots 2-6, Block B/6519, Jack Lively Subdivision, an unrecorded addition to the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the southeast corner of said Strait tract, same being the northeast corner of that certain tract of land conveyed to Three-A SAC Self-Storage Limited Partnership, by deed recorded in Volume 2004132, Page 2583, said Official Public Records, and being in the southwest right-of-way line of Harry Hines Boulevard (a variable width right-of-way, 164 feet at this point);

THENCE South 87 deg. 58 min. 21 sec. West, along the common line of said Strait tract and said Three-A tract, a distance of 422.93 feet to a 1/2 inch iron rod found for angle point, same being the northwest corner of said Three-A tract, same being the northeast corner of that certain tract of land conveyed to LRF3 Dal Shady Trail LLC, by deed recorded in Instrument Number 202300113484, said Official Public Records;

THENCE South 88 deg. 12 min. 52 sec. West, along the common line of said Strait tract and said LRF3 tract, a distance of 270.02 feet to a 1/2 inch iron rod found for the southwest corner of said Strait tract, same being the southeast corner of that certain tract of land conveyed to Razzoq Foundation Inc, by deed recorded in Instrument Number 202000194368, said Official Public Records;

THENCE North 01 deg. 21 min. 04 sec. West, along the common line of said Strait tract and said Razzoq tract, passing the northeast corner of said Razzoq tract, same being the southeast corner of Lot 1B, Block B/6519, Jack Lively's Subdivision / Pan-Am, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95003, Page 3258, Deed Records, Dallas County, Texas, and continuing along the common line of said Strait tract and said Lot 1B, a total distance of 325.46 feet to a 1/2 inch iron rod found for the northwest corner of said Strait tract, same being the northeast corner of said Lot 1B, same being the south right-of-way line of Southwell Road (a variable width right-of-way, 60 feet at this point);

THENCE North 88 deg. 00 min. 33 sec. East, along the common line of said Strait tract and said Southwell Road, a distance of 275.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Half & Associates" found for angle point, same being the west corner of Parcel 1 conveyed to State of Texas, by deed recorded in Volume 2004139, Page 7806, said Deed Public Records;

THENCE along the common line of said Strait tract, said Southwell Road, and said Parcel 1 as follows:
 South 83 deg. 15 min. 46 sec. East, a distance of 43.97 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for the beginning of a curve to the left, having a radius of 417.14 feet and a delta angle of 07 deg. 59 min. 47 sec.;

Along said curve to the left, an arc distance of 58.22 feet and a chord bearing and distance of South 89 deg. 52 min. 55 sec. East, 58.17 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for angle point;

North 88 deg. 57 min. 27 sec. East, a distance of 115.43 feet to an 'X' cut found for the most northerly northeast corner of said Strait tract, same being the southeast corner of said Parcel 1, same being the north end of a corner clip in the intersection of said Southwell Road and aforesaid Harry Hines Boulevard;

THENCE South 56 deg. 12 min. 03 sec. East, along said Strait tract and said corner clip, a distance of 142.79 feet to a 1 inch Aluminum Disk Monument found for the most easterly northeast corner of said Strait tract, same being the south end of said corner clip;

THENCE South 21 deg. 17 min. 53 sec. East, along the common line of said Strait tract and said Harry Hines Boulevard, a distance of 245.73 feet to the POINT OF BEGINNING and containing 200,490 square feet or 4.603 acres of computed land, more or less.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, STRAIT ENTERPRISES, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **STRAIT ENTERPRISES 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 AND UPON 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 at Dallas, Texas, this the ____ day of ____ 2024

BY: _____
 ABDUL KHAN, OWNER

STATE OF TEXAS:
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ABDUL KHAN, 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.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2024.

NOTARY PUBLIC IN AND FOR _____ COUNTY

COUNTY RECORDING LABEL FINAL PLAT

CERTIFICATE OF APPROVAL
 I, Tony Shildid, 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
STRAIT ENTERPRISES ADDITION
 LOT 2R, BLOCK B/6519
 BEING A REPLAT OF LOTS 2-6, BLOCK B/6519
 JACK LIVELY SUBDIVISION (UNRECORDED)
 WILLIAM MOONEYHAM SURVEY, ABSTRACT NO. 946
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-191
 ENGINEERING PLAN NO. _____

JOB NO.: 24-0309	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 07/22/2024	www.peisersurveying.com	
FIELD DATE: 04/10/2024		
SCALE: 1" = 40'	1612 HART STREET, SUITE 201, SOUTH LAKE, TEXAS 76092	1
FIELD: A.R.M.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN: J.B.W.		1
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	