



MATCH SHEET 2

LEGEND

- GRATE INLET
- TELEPHONE MARKER SIGN
- FIRE HYDRANT
- MONUMENT FOUND (AS NOTED)
- MONUMENT NOT FOUND OR SET
- TREE (SEE TREE TABLE FOR TYPE)
- GRAVEL
- RECORD CALL
- MEASURED CALL
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE
- CONTOUR ELEVATION LINE
- FEMA FLOOD ZONE LINE
- SANITARY SEWER LINE
- WATER LINE

VICINITY MAP
(Not to Scale)


SITE

WKEST BLVD
HIGHLAND PLACE DR
INVESTMENT DR
DUNCANVILLE RD
JOHN HANSEN DR
W LEDBETTER DR
BRONZE WAY
JOHN ROGUE DR

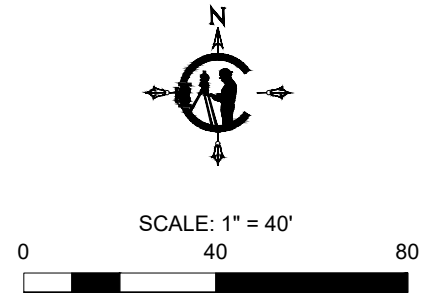
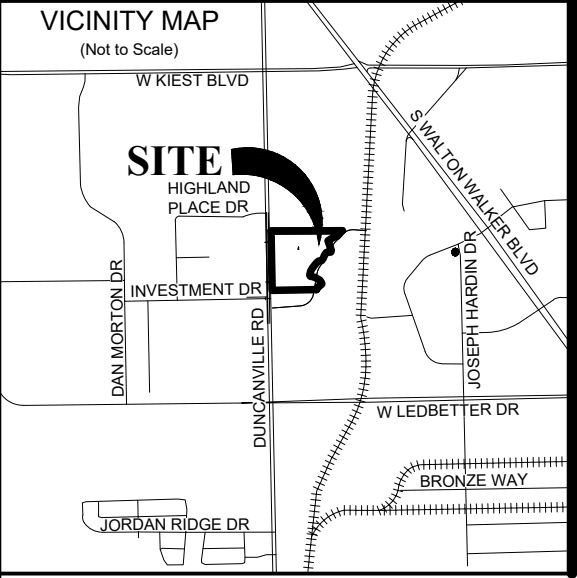
CITY PLAN FILE NO. S223-001

PRELIMINARY PLAT
COWBOY AND SONS ADDITION
LOT 1, BLOCK 1, CITY BLOCK 8018
CITY OF DALLAS,
SAMUEL P. LOVING SURVEY,
ABSTRACT NO. 773
DALLAS COUNTY, TEXAS

Date: August 2022	Drawn: L.J.G.	Checked: ARC	Scale: 1" = 40'	Sheet: 1 of 3
Owner/Developer: Cowboy and Sons 5610 Crystal Lake Blvd. Dallas, TX 75236		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 4251 FM 2161, #230-484 CORINTH, TX 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



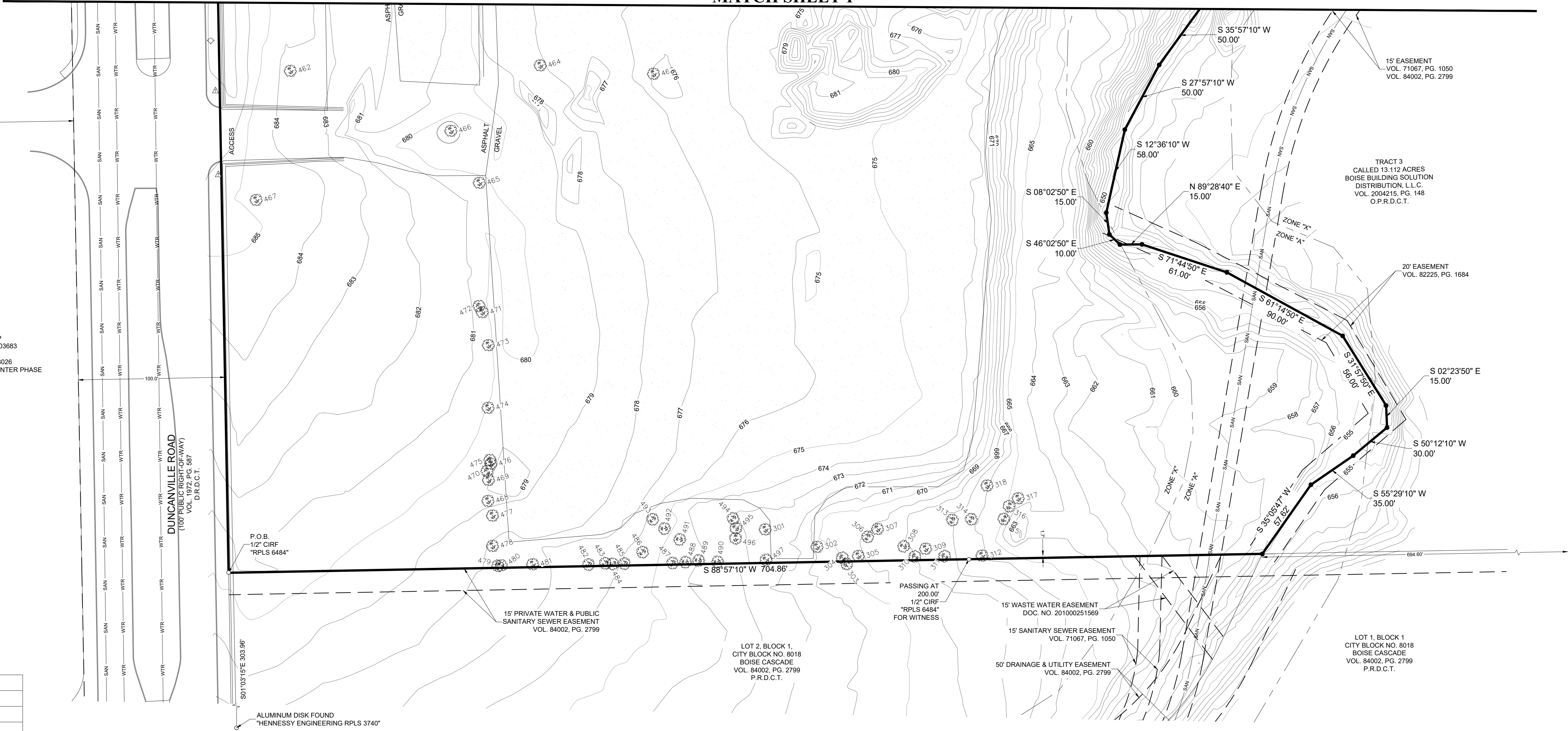
CROWLEY SURVEYING



LEGEND

- GRATE INLET
- TELEPHONE MARKER SIGN
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LEX DALLAS LP
INSTR. NO. 201900103683
O.P.R.D.C.T.
LOT 1, BLOCK B1/8026
REDBIRD DISTRIBUTION CENTER PHASE
3 REPLAT




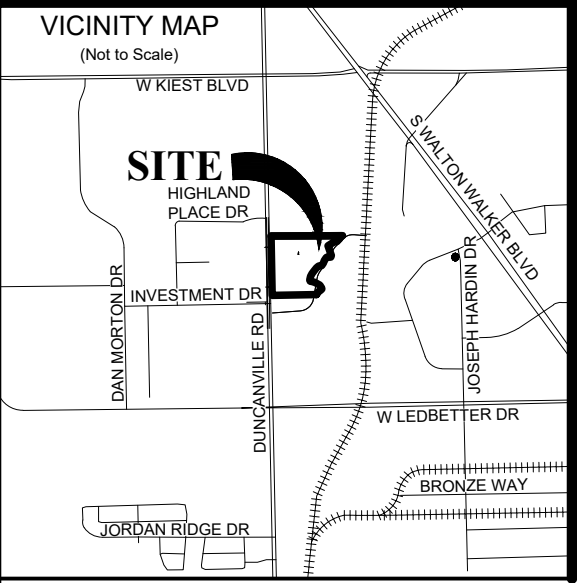
TREE TAG NO.	TREE TYPE	SIZE
443	OAK	19" MT
444	OAK	17"
445	OAK	14"
446	OAK	42"
447	OAK	39" MT
448	OAK	30"
449	HACKBERRY	8"
450	OAK	9"
451	OAK	12"
452	OAK	11"
453	OAK	9"
454	OAK	13"
455	OAK	11"
456	OAK	11"
457	OAK	10"
458	HACKBERRY	9" MT
459	HACKBERRY	6"
460	HACKBERRY	10"
461	OAK	30"
462	OAK	40" MT
463	OAK	24"
464	OAK	18"
465	OAK	6"
466	OAK	20" MT
467	OAK	44" MT
468	CEDAR	9"
469	CEDAR	7" MY
470	CEDAR	7"
471	CEDAR	7"
472	CEDAR	6"
473	CEDAR	12"
474	HACKBERRY	15" MT
475	CEDAR	8" MT
476	CEDAR	6"
477	HACKBERRY	6" MT
478	CEDAR	15" MT

479	CEDAR	7"
480	CEDAR	7"
481	CEDAR	13"
482	CEDAR	8"
483	CEDAR	7"
484	CEDAR	7"
485	CEDAR	10" MT
486	CEDAR	7"
487	CEDAR	11"
488	CEDAR	10"
489	HACKBERRY	11"
490	CEDAR	7"
491	CEDAR	10"
492	CEDAR	8"
493	CEDAR	8" MT
494	CEDAR	6"
495	CEDAR	7"
496	CEDAR	11" MT
497	CEDAR	18" MT
301	CEDAR	10"
302	CEDAR	7"
303	CEDAR	9"
304	CEDAR	7"
305	CEDAR	8"
306	CEDAR	7"
307	CEDAR	7"
308	CEDAR	9"
309	CEDAR	10"
310	CEDAR	6"
311	CEDAR	13"
312	CEDAR	12"
313	CEDAR	9"
314	CEDAR	9"
315	CEDAR	9"
316	CEDAR	7"
317	CEDAR	9"
318	OAK	20" MT

CITY PLAN FILE NO. S223-001

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COWBOY AND SONS ADDITION
LOT 1, BLOCK 1, CITY BLOCK 8018
CITY OF DALLAS,
SAMUEL P. LOVING SURVEY,
ABSTRACT NO. 773
DALLAS COUNTY, TEXAS

Date: August 2022	Drawn: LJG	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 3
Owner/Developer: Cowboy and Sons 5610 Crystal Lake Blvd. Dallas, TX 75236		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 4251 FM 2161, #230-484 CORINTH, TX: 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		
		 CROWLEY SURVEYING		



*OWNER'S CERTIFICATE *

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, COWBOY AND SONS, L.P. are the owners of a 17.664 acre tract of land situated in the Samuel P. Loving Survey, Abstract No. 773, City of Dallas, Dallas County, Texas, and being a part of City of Dallas Block No. 8018 and also being a part of a called 17.636034 acre tract of land described in a Deed to Cowboy and Sons L.P., recorded in Document Number 201400269659 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" found in the East line of Duncanville Road (100 foot right-of-way), said point also being the most northwest corner of Lot 2, in Block 1/8018 of Boise Cascade Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 84002, Page 2799, of the Plat Records, of Dallas County, Texas, said point also being the most southwest corner of said 17.636034 acre tract, from which an aluminum disk stamped "Hennessy Engineering RPLS 3740" found for the southwest corner of said Lot 2 bears South 01°03'15" East, a distance of 303.96 feet;

THENCE North 01°03'15" West, with said east line of Duncanville Road, a distance of 944.39 feet to a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" found for the northwest corner of said 17.636034 acre tract and the southwest corner of a called 6.825 acre tract of land described in a Special Warranty Deed to Recycle to Conserve, TX Inc., recorded in Volume 2004085, Page 10962, of the Deed Records of County, Texas, from which a 1/2 inch iron rebar found for the northwest corner of said 6.825 acre tract bears North 01°13'15" west, a distance of 268.09 feet;

THENCE North 89°42'51" East, departing said east line of Duncanville Road and with the common line of said 17.636034 acre tract and said 6.825 acre tract, passing at a distance of 934.90 feet, a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" found for witness, in all a total distance of 1,134.90 feet to a point near the existing centerline of a creek, said point being a common rear corner of said 6.825 acre tract, said 17.636034 acre tract, Lot 2, in Block 2/8018, of Mobil Research Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 84204, Page 4395, of the Plat Records of said county, and a "Tract 3", a called 13.112 acre tract described in a Special Warranty Deed to Boise Building Solutions Distribution, L.L.C., recorded in Volume 2004215, Page 148, of said Deed Records;

THENCE generally in a southerly direction along and near the existing centerline of said creek, with the east line said 17.636034 acre tract and the west line of said 13.112 acre tract, the following calls:

- 1) South 57°38'10" West, a distance of 35.30 feet to a point for corner;
- 2) South 25°15'10" West, a distance of 29.00 feet to a point for corner;
- 3) South 43°57'10" West, a distance of 65.00 feet to a point for corner;
- 4) South 78°57'10" West, a distance of 45.00 feet to a point for corner;
- 5) South 58°57'10" West, a distance of 115.00 feet to a point for corner;
- 6) South 19°02'50" East, a distance of 165.00 feet to a point for corner;
- 7) South 23°57'10" West, a distance of 27.00 feet to a point for corner;
- 8) South 83°57'10" West, a distance of 20.00 feet to a point for corner;
- 9) South 89°57'10" West, a distance of 37.00 feet to a point for corner;
- 10) South 58°57'10" West, a distance of 15.00 feet to a point for corner;
- 11) South 33°57'10" West, a distance of 55.00 feet to a point for corner;
- 12) South 22°27'10" West, a distance of 43.00 feet to a point for corner;
- 13) South 31°57'10" West, a distance of 45.00 feet to a point for corner;
- 14) South 53°57'10" West, a distance of 10.00 feet to a point for corner;
- 15) North 86°02'50" West, a distance of 20.00 feet to a point for corner;
- 16) South 76°57'10" West, a distance of 25.00 feet to a point for corner;
- 17) South 48°57'10" West, a distance of 43.29 feet to a point for corner;
- 18) South 38°57'10" West, a distance of 65.00 feet to a point for corner;
- 19) South 35°57'10" West, a distance of 50.00 feet to a point for corner;
- 20) South 27°57'10" West, a distance of 50.00 feet to a point for corner;
- 21) South 12°57'10" West, a distance of 58.00 feet to a point for corner;
- 22) South 08°02'50" East, a distance of 15.00 feet to a point for corner;
- 23) South 46°02'50" East, a distance of 10.00 feet to a point for corner;
- 24) South 89°28'40" East, a distance of 15.00 feet to a point for corner;
- 25) South 71°44'50" East, a distance of 61.00 feet to a point for corner;
- 26) South 61°14'50" East, a distance of 90.00 feet to a point for corner;
- 27) South 31°57'50" East, a distance of 56.00 feet to a point for corner;
- 28) South 02°23'50" East, a distance of 15.00 feet to a point for corner;
- 29) South 50°12'10" West, a distance of 30.00 feet to a point for corner;
- 30) South 55°29'10" West, a distance of 35.00 feet to a point for corner;
- 31) South 35°05'47" West, a distance of 57.62 feet to the common corner of said 17.636034 acre tract, said Lot 2, Block 1/8018 of Boise Cascade, said 13.112 acre tract and Lot 1, Block 1/8018 of said Boise Cascade;

THENCE South 89°57'10" West, leaving the said near existing centerline of said creek, with the common line of said 17.636034 acre tract and said Lot 2, passing at a distance of 200.00 feet, a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" found for witness, in all, a total distance of 704.86 feet to the **Point of Beginning** and containing 17.644 acres (768,558 square feet) of land.

*OWNER'S DEDICATION *

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

COWBOY AND SONS, L.P., do hereby adopt this final plat designating the herein above described property as **COWBOY AND SONS ADDITION, LOT 1, BLOCK 1** of the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the 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 construction, 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 the _____ day of _____.

By: _____
Authorized Signature or Owner

Printed name and title

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 _____, owner, 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____.

Notary Public in and for the State of Texas

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "X" WHICH IS IN A SPECIAL FLOOD HAZARD AREA AND HAS NO BASE FLOOD ELEVATION, ON FLOOD INSURANCE RATE MAP NUMBER 48113CD460K, WHICH BEARS AN EFFECTIVE DATE OF 07/07/2014 AND.

GENERAL NOTES

1. BEARINGS, COORDINATES AND DISTANCES LISTED ARE BASED ON U. S. STATE PLANE NAD 1983 GRID COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202
2. THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD, IF ANY.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 17.644 ACRE TRACT OF LAND.
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THERE ARE NO STRUCTURES ON THE PROPERTY.

*SURVEYOR'S CERTIFICATE *

KNOW ALL MEN BY THESE PRESENTS:

That I, Anthony Ray Crowley, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found under my personal supervision in accordance with the subdivision regulations of the City of Dallas.

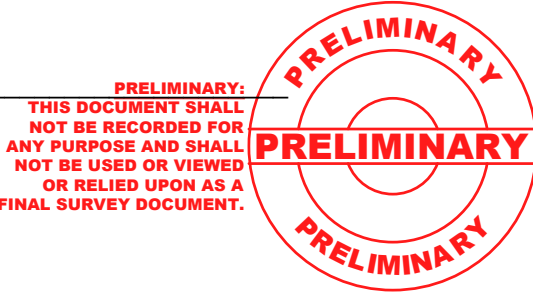
Anthony Ray Crowley, RPLS 6484
Registered Professional Land Surveyor

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 Anthony Ray Crowley, 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 and considerations therein expressed.


Given under my hand and seal of office, this _____ day of _____.

Notary Public in and for the State of Texas



CITY PLAN FILE NO. S223-001

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