

WATER METER

WATER VALVE

TRANSFORMER PAD

STORM DRAIN MANHOLE 🐍

ELECTRIC METER

FUEL PORT

IRR. CONTROL VALVE &

TELEPHONE PEDESTAL 🖫

POWER POLE

S.S. MANHOLE

DOWN GUY

CLEAN OUT

D.R.D.C.T.

HAWES (A 56' RIG

TRAFFIC SIGNAL POLE 🗪 LIGHT POLE

SWB MANHOLE

HANDICAP SPACE

GREASE TRAP

VAULT

TELEPHONE MANHOLE -X- TYPICAL FENCE

0

CONCRETE

BOLLARD

COVERED AREA

A/C PAD

DREAMLINER GLOBAL, INC. CUMULUS DESIGN

CONTACT: KAMLESH KURANI CONTACT: GHAZAL CRAGUN

FORT WORTH, TX 76133

817-690-1374

7704 BROOK MEADOW LANE 2080 NORTH HIGHWAY 360, SUITE 240

214-235-0367

GRAND PRAIRIE. TX 75050

OWNER'S CERTIFICATE STATE OF TEXAS )(

> WHEREAS DREAMLINER GLOBAL, INC. IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE ELI CHANDLER SURVEY, ABSTRACT NO. 356, CITY BLOCK A/6061, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DREAMLINER GLOBAL, INC., BY SPECIAL WARRANTY DEEDS RECORDED IN INSTRUMENT NUMBERS 202100358278 AND 202100358279, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 6 AND 7, BLOCK A/6061, VANTEX SOUTH ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003035, PAGE 74, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> BEGINNING AT AN 'X' CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A/6061, VANTEX ADDITION NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75073, PAGE 2286, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (A 100 FOOT RIGHT-OF-WAY);

THENCE ALONG THE COMMON LINE OF SAID LOT 6 AND SAID MOCKINGBIRD LANE AS FOLLOWS: SOUTH 84 DEG. 00 MIN. 39 SEC. WEST, A DISTANCE OF 28.09 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 856.32 FEET AND A DELTA ANGLE OF 05

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 87.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86 DEG. 55 MIN. 44 SEC. WEST, 87.19 FEET TO AN 'X' CUT FOUND FOR CORNER; SOUTH 89 DEG. 50 MIN. 49 SEC. WEST, PASSING THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF AFORESAID LOT 7, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID MOCKINGBIRD LANE, A TOTAL DISTANCE OF 84.83 FEET TO AN 'X' CUT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 00 DEG. 04 MIN. 10 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID MOCKINGBIRD LANE, PASSING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 4, BLOCK A / 6061. AAA COOPER TRANSPORTATION. AN ADDITION TO THE CITY OF DALLAS. DALLAS COUNTY. TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94068, PAGE 7185, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 4, A TOTAL DISTANCE OF 550.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 7, SAME BEING AN INTERNAL CORNER OF SAID LOT 4;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 4 AS FOLLOWS: SOUTH 89 DEG. 53 MIN. 09 SEC. EAST, A DISTANCE OF 225.69 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 4; NORTH 32 DEG. 05 MIN. 47 SEC. EAST, A DISTANCE OF 164.83 FEET TO A 5/8 INCH IRON ROD WITH ORANGE "COTTON" PLASTIC CAP FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 7, SAME BEING THE WEST CORNER OF LOT 5B, BLOCK A/6061, HARRY HINES SNF, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY. TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200900163761, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 48 DEG. 23 MIN. 15 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 5B, A DISTANCE OF 185.64 FEET TO AN AXLE FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 7, SAME BEING A NORTH CORNER OF LOT 8, BLOCK A/6061, PROVIDENCE MOCKINGBIRD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200600038643, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 39 DEG. 36 MIN. 28 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8, PASSING THE MOST WESTERLY CORNER OF SAID LOT 8, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF AFORESAID LOT 1, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 1, A TOTAL DISTANCE OF 419.11 FEET TO A 1/2 INCH IRON ROD WITH RED "PEISER SURVEYING" PLASTIC CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 7, SAME BEING THE NORTHEAST CORNER OF AFORESAID LOT 6;

THENCE SOUTH 03 DEG. 28 MIN. 22 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 1, A DISTANCE OF 235.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 159,029 SQUARE FEET OR 3.651 ACRES OF COMPUTED LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

, 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 REPRÉSENTATION OF THIS SIGNED FINAL PLAT.

## PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

TIMOTHY R. MANKIN TEXAS 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

## PRELIMINARY PLAT DREAMLINER LOVE FIELD LOT 1, BLOCK A/6061

BEING ALL OF LOTS 6 AND 7, BLOCK A/6061, VANTEX SOUTH ADDITION. VOLUME 2003035, PAGE 74, O.P.R.D.C.T. OUT OF THE ELI CHANDLER SURVEY, ABSTRACT NO. 356 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S223-006 ENGINEERING PLAN NO. 311T-

JOB NO.: DATE:	P-3005	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
FIELD DATE: SCALE:	09/21/2022 $1" = 40'$	1604 HART STREET  SOUTHLAKE, TEXAS 76092  817-481-1806 (0)  COMMERCIAL RESIDENTIAL BOUNDARIES  Texas Society of Professional Surveyors	1
FIELD: DRAWN:	A.R.M. J.B.W.	817-481-1806 (O)  BOUNDARIES TOPOGRAPHY MORTGAGE  Surveyors	OF 1
CHECKED:	T.R.M	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	