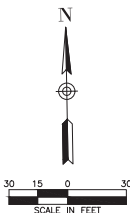


Lot Table:
Lot 3B:
Proposed Use: Commercial
84,913 Square Feet
1.949 Acres

NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83. North Central Zone is derived from GPS Observations using the Affirm RTK Network and adjusted to surface using a scale factor of 1.00015271.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to combine two lots into one and add an easement.
- No appearance between the height of 2' and 9' may be placed in the visibility triangles.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, Cole Carpenter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

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

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this day of 2022.

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.19'	N89°34'48"E
L2	10.00'	S00°25'12"E
L3	7.19'	S89°34'48"W
L4	7.41'	S89°34'48"W
L5	10.00'	S00°25'12"E
L6	6.35'	N89°34'48"E

FLOOD STATEMENT
According to the Flood Insurance Rate Map, Community Panel No. 48085004151, dated June 2, 2008 by graphic plotting only, this property appears to be within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

STEEL ROAD
(60' PRIVATE ROAD & UTILITY EASEMENT
VOL. 1849, PG. 48, D.R.C.C.T.)

POINT OF BEGINNING

N89°34'06"E 125.67'

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