

vypeklas, **4849 OLSON DRIVE LLC, A TEXAS LIMITED LIABILITY COMPANY**, is the owner of a tract of land situated in the Gideon Pimberton Survey, Abstract No. 1154, City of Dallas Block 6213, City of Dallas, Dallas County, Texas, being Lot 9, Block B/6213, Buckner Park Industrial District Third Section, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 70219, Page 1377, Deed Records, Dallas County, Texas, being that same tract of land described in Special Warranty Deed to 4849 OLSON DRIVE LLC, A TEXAS LIMITED LIABILITY COMPANY, recorded in Instrument No. 202100163267, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the southeast corner of Lot 10, Block B/6213 of said Buckner Park Industrial District Third Section, same lying in the northwest right-of-way line of Olson Drive (60 foot Right-of-way);

THENCE South 24 degrees 12 minutes 36 seconds West, along the said northwest right-of-way line of Olson Drive, a distance of 365.08 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Precise" at the start of a tangent curve to the right having a radius of 15.00 feet, a delta angle of 91 degrees 12 minutes 35 seconds and a chord of South 69 degrees 26 minutes 12 seconds a distance of 21.44 feet;

THENCE along said tangent curve to the right an arc distance of 23.88 feet to a 3 1/4 aluminum cap stamped "OLSON INDUSTRIAL and RPLS 5299" set for the end of said curve to the right, same lying in the north right-of-way line of Moberly Lane (60 foot Right-of-way), from which a 1/2 inch iron rod found bears South 75 degrees 52 minutes 06 seconds West a distance of 0.45 feet;

THENCE North 65 degrees 47 minutes 24 seconds West, along the said north right-of-way line of Moberly Lane, a distance of 17.86 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Precise" at the start of a non-tangent curve to the left having a radius of 385.61 feet, a delta angle of 22 degrees 05 minutes 02 seconds and a chord of North 76 degrees 48 minutes 52 seconds West a distance of 143.88 feet;

THENCE along said non-tangent curve to the left an arc distance of 144.77 feet corner of Lot 8, Block B/6213 of said Buckner Park Industrial District Third Section to a 1/2 inch iron rod found for the southeast

THENCE North 00 degrees 19 minutes 22 seconds West, along the east line of said Lot 8, Block B/6213, a distance of 310.03 feet to a 1/2 inch iron rod found for an ell corner, from which a 1/2 inch iron rod found bears North 07 degrees 23 minutes 49 seconds West a distance of 0.14 feet;

THENCE North 28 degrees 20 minutes 27 seconds West, continuing along the east line of said Lot 8, Block B/6213, a distance of 63.09 feet to a 3 1/4 aluminum cap stamped "OLSON INDUSTRIAL and RPLS 5299" set for the north corner of said Lot 8, Block B/6213, same lying in the south right-of-way line of a 18.5 foot Railroad Spur Tract of said Buckner Park Industrial District Third Section, same being the southeast corner of that tract of land described in Special Warranty Deed to First Gibralter Bank recorded in Volume 92052, page 546, Deed Records, Dallas County, Texas, same being the start of a non-tangent curve to the left having a radius of 470.78 feet, a delta angle of 12 degrees 22 minutes 12 seconds and a chord of North 54 degrees 47 minutes 58 seconds East, a distance of 101.44 feet;

CE along said non-tangent curve to the left an arc distance of 101.64 feet cap stamped "Precise" for the west corner of said Lot 10, Block B/6213; to a 1/2 inch iron rod found with yellow

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 4849 OLSON DRIVE LLC, A TEXAS LIMITED LIABILITY COMPANY, through its duly appointed officer JASON GILLIS, does hereby adopt this plat, designating the herein described property as OLSON INDUSTRIAL 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 4849 OLSON DRIVE LLC, A TEXAS LIMITED LIABILITY COMPANY DAY OF

By: JASON GILLIS - Manager

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jason Gillis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of

Notary Public in and for the State of Texas My commission expires:

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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.

day of 2022

relied upon as a final survey document. (02/23/2022) any purposes and shall not be used or viewed or Preliminary, this document shall not be recorded for

Gary E. Johnson Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS COUNTY OF DALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Notary Public in and for the State of Texas

My commission expires:

HERITAGE HERITAGE

SURVEYING, LLC

EXAS

## PRELIMINARY PLAT OLSON INDUSTRIAL LOTS 9A AND 9B, BLOCK B/6213

BEING A REPLAT OF LOT 9, BLOCK B/6213
BUCKNER PARK INDUSTRIAL DISTRICT
THIRD SECTION

SITUATED IN THE GIDEON PIMBERTON SURVEY,
ABSTRACT NO. 1154
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-103
ENGINEERING PLAN NO. 311T-

DATE: 10/25/2021 / JOB # 1201065-2 / SCALE= 1" = 40' / DRAWN: KO

OWNER
4849 OLSON DRIVE LLC,
A TEXAS LIMITED LIABILITY COMPANY
5470 LINCOLN STREET
DENVER, COLORADO 80216-1907
Jason Gillis - Manager

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