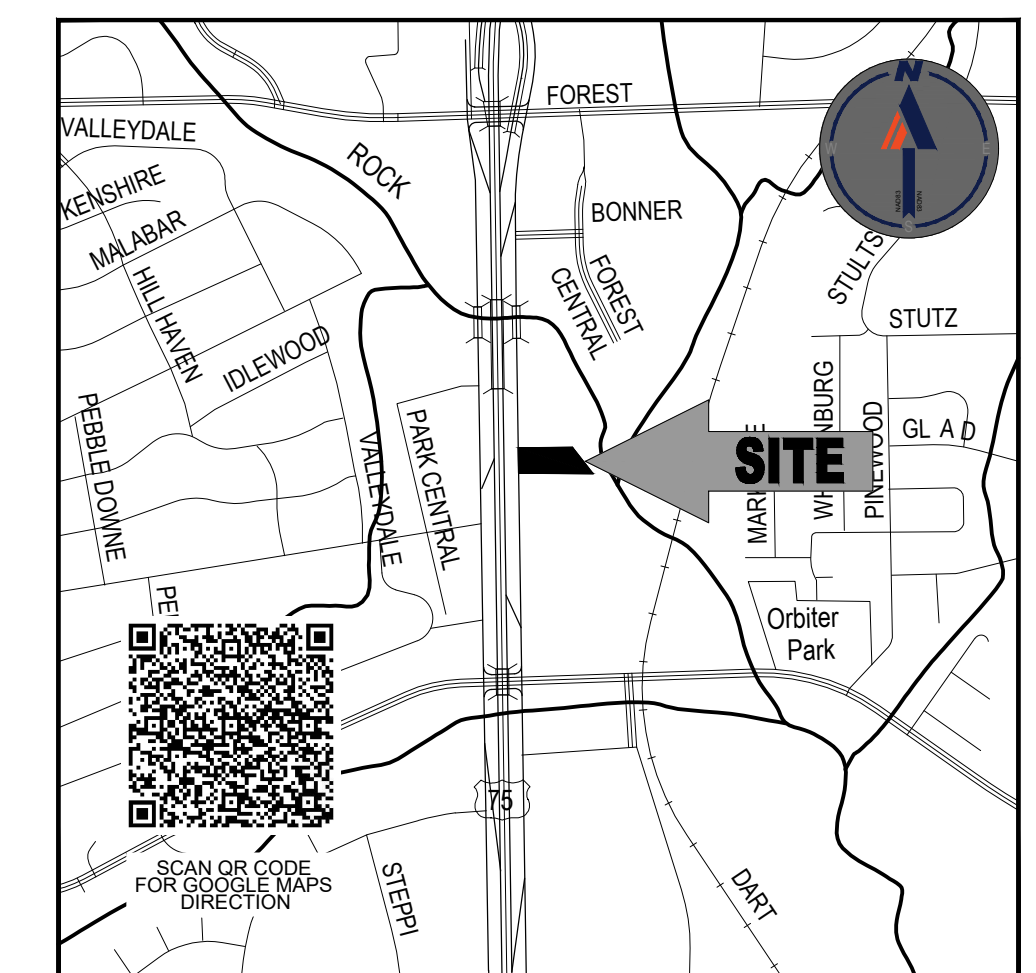


NORTH PROPERTY LINE DETAIL
SCALE: N.T.S.

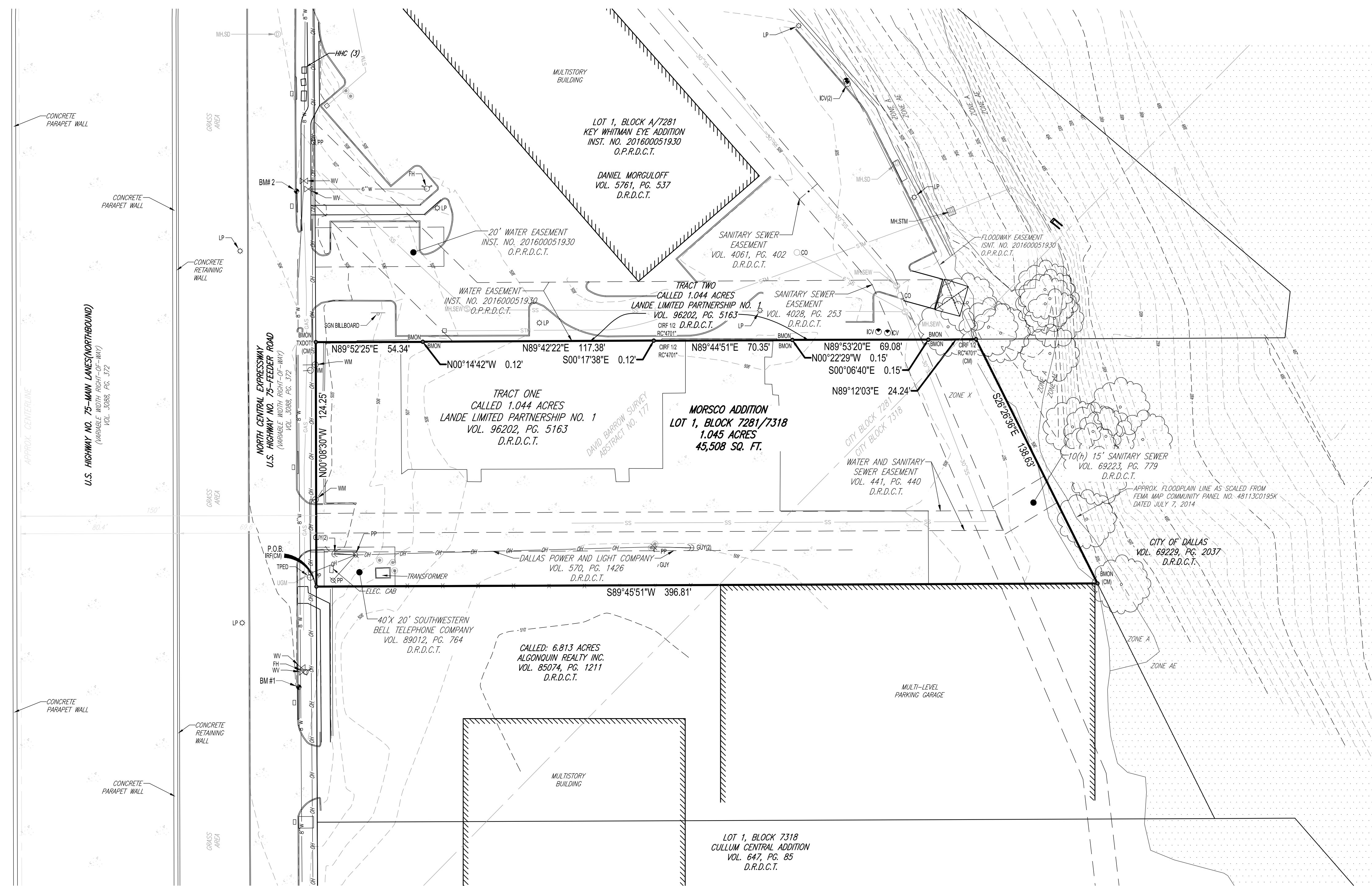


LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEIOD12A.
- According to Community Panel No. 48113C0195K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "A", (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 or natural causes. This statement shall not create liability on the part of the Surveyor.
- The zoning of the subject tract is "RR", according to City of Dallas Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
- Purpose of this plat is to plat an unplatted tract of land for development.
- Controlling monuments: as shown
- Lot-to-lot drainage will not be allowed without city of Dallas Paving & Drainage Engineering Section Approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- No existing buildings on tract of land.

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - BM BENCHMARK
 - IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND
 - STAMPED "X" FOUND
 - BMON BRASS MONUMENT FOUND
 - XF CHISELED "X" FOUND
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL. PG. VOLUME PAGE
 - (CM) CONTROLLING MONUMENT
 - ASPHALT PAVEMENT
 - EXISTING FENCE LINE
 - CONCRETE PAVEMENT
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM WATER LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - TPED TELEPHONE PEDESTAL
 - SGN SIGN
 - PP POWER POLE
 - SS SANITARY SEWER MANHOLE
 - SS STORM SEWER MANHOLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - LP LIGHT POLE
 - GUY GUY WIRE
 - UGM UNDERGROUND GAS MARKER
 - HHC HAND HOLE COMMUNICATION
 - ICV IRRIGATION VALVE
 - WM WATER METER
 - BOLLARD
 - N.T.S. NOT TO SCALE



PRELIMINARY PLAT
MORSCO ADDITION
LOT 1, BLOCK 7281/7318

PART OF THE CITY OF DALLAS BLOCKS
7281 AND 7318

1.045 ACRES OUT OF THE
DAVID. BARROW SURVEY,
ABSTRACT NO. 177

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S212-122
ENGINEERING NO. DPXX-XXX
ENGINEERING NO. WWXX-XXX

MORSCO 11430 N. CENTRAL EXPRESSWAY
DALLAS, TX
469-630-7876

OWNER: LANDE LIMITED PARTNERSHIP NO. 1 13717 GAMMA ROAD DALLAS, TX 75244 PHONE: (972) 861-1933 CONTACT: SIDNEY LANDE	APPLICANT/DEVELOPER: MORSCO PLUMBING 11430 N. CENTRAL EXPRESSWAY DALLAS, TX 75243 PHONE: (469) 630-7876 CONTACT: BRIAN STORM	SURVEYOR: BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: AARON ANDREE
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BOHLER		6017 MAIN STREET FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com	
LAND SURVEYING		LANDSCAPE ARCHITECTURE	
SUSTAINABLE DESIGN		TRANSPORTATION SERVICES	
FILE NO. TSD213018	DATE 02/23/22	DRAWN JG	REVIEWED ASA
		APPROVED ASA	SCALE 1" = 30'
			DWG. NO. 1 OF 2

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PORTION OF THIS PLAT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. BE PROHIBITED.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, LANDE LIMITED PARTNERSHIP NO. 1, are the owners of a tract of land situated in the City of Dallas, Dallas County, Texas, being part of the David Barrow Survey, Abstract No. 177, being a part of City of Dallas Blocks 7281 and 7318, being all of a tract of land described as Tracts One and Two in a Special Warranty Deed to Lande Limited Partnership No. 1, recorded in Volume 96202, Page 5163, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of a said Tract One and the northwest corner of a called 6.813 acre tract of land described in a General Warranty Deed to Algonquin Realty, Inc., recorded in Volume 85074, Page 1211, D.R.D.C.T., said iron rod being in the east line of the North Central Expressway (a variable width right-of-way as created by Volume 3088, Page 372, D.R.D.C.T.);

THENCE North 00 degrees 08 minutes 30 seconds West, a distance of 124.25 feet along the west line of said Tract One and the east line of said North Central Expressway to a brass monument found at the northwest corner of said Tract One and the southwest corner of Lot 1, Block A/7281, Key Whitman Eye Addition according to the plat recorded in Instrument Number 201600051930, Official Public Records, Dallas County, Texas. (O.P.R.D.C.T.);

THENCE North 89 degrees 52 minutes 25 seconds East, a distance of 54.34 feet along the north line of said Tract One and the south line of said Lot 1 to a brass monument found for corner;

THENCE along the north line of said Tract Two and the south line of said Lot 1, the following courses and distances:

North 00 degrees 14 minutes 42 seconds West, a distance of 0.12 feet to a brass monument found for corner;

North 89 degrees 42 minutes 22 seconds East, a distance of 117.38 feet to a one-half inch iron rod with plastic cap stamped "4701" found for corner;

South 00 degrees 17 minutes 38 seconds East, a distance of 0.12 feet to a one-half inch iron rod with plastic cap stamped "4701" found for corner, said capped iron rod being in the north line of said Tract One and the south line of said Lot 1;

THENCE North 89 degrees 44 minutes 51 seconds East, a distance of 70.35 feet along the north line of said Tract One and the south line of said Lot 1, to a brass monument found for corner;

THENCE along the north line of said Tract Two and the south line of said Lot 1, the following courses and distances:

North 00 degrees 22 minutes 29 seconds West, a distance of 0.15 feet to a brass monument found for corner;

North 89 degrees 53 minutes 20 seconds East, a distance of 69.08 feet to a brass monument found for corner;

South 00 degrees 06 minutes 40 seconds East, a distance of 0.15 feet to a brass monument found for corner, said monument being in the north line of said Tract One and the south line of said Lot 1;

THENCE North 89 degrees 12 minutes 03 seconds East, a distance of 24.24 feet to a one-half inch iron rod with plastic cap stamped "4701" found at the northeast corner of said Tract One and the northwest corner of a tract of land described in a Deed to the City of Dallas, recorded in Volume 69229, Page 2037, D.R.D.C.T.;

THENCE South 26 degrees 26 minutes 36 seconds East, a distance of 138.63 feet along the east line of said Tract One and the west line of said City of Dallas Tract to a brass monument found at the southeast corner of said Tract One and the northeast corner of said 6.813 acre tract of land;

THENCE South 89 degrees 45 minutes 51 seconds West, a distance of 396.81 feet along the south line of Tract One and the north line of said 6.813 acre tract of land; to the **POINT OF BEGINNING** containing 1.045 acres or 45,508 square feet.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **LANDE LIMITED PARTNERSHIP NO. 1,** acting by and through its duly authorized agent, _____ does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK 7218 AND 7318, MORSCO 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

LANDE LIMITED PARTNERSHIP NO. 1,

Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Aaron S. Andree, 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.

Dated this the _____ day of _____, 2022

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Aaron S. Andree
Texas Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Aaron S. Andree, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2022

Notary Public in and for the State of Texas

PRELIMINARY PLAT
MORSCO ADDITION
LOT 1, BLOCK 7281/7318

PART OF THE CITY OF DALLAS BLOCKS
7281 AND 7318

1.045 ACRES OUT OF THE
DAVID. BARROW SURVEY,
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S212-122
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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT
SUSTAINABLE DESIGN PERMITTING SERVICES LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

FILE NO. TSD213018	DATE 02/23/22	DRAWN JG	REVIEWED ASA	APPROVED ASA	SCALE N/A	DWG. NO. 2 OF 2
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