

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, LIDL US Operations, LLC, is the sole owner of all those certain tracts, parcels, or lots of land located in the Phillip Kimmell Survey, Abstract No. 723, City of Dallas, County of Dallas, State of Texas, according to the deed recorded in County Clerk's Instrument No. 201700239715, Deed Records, Dallas County, Texas. Being in Dallas City Block 8604 and being all of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plot recorded in Volume 86091, Page 1329, Deed Records, Dallas County, Texas, and being a portion of Tracts 3 and 4 in said deed to LIDL US Operations, LLC, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod stamped "Corner Stone Inc." found at the northeast corner of said Tract 4, being the northwest corner of Lot 1, Block 10, First Section Clark-Wheatland Road Center, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 79123, Page 1396, Deed Records, Dallas County, Texas;

THENCE S01°10'43"E, along the east line of said Tract 4 and the west line of said Lot 1, a distance of 175.06 feet to a 1/2" iron rod found at the southwest corner of said Lot 1, being the northwest corner of Lot 2, Block 10, H.R. & V.R. Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Instrument No. 20070420088, Deed Records, Dallas County, Texas;

THENCE S88°47'23"W, a distance of 247.88 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE N01°18'46"W, a distance of 34.88 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in the south line of said Lot 3, being in the most easterly north line of said Tract 3;

THENCE S88°44'58"W, along the south line of said Lot 3 and the most easterly north line of said Tract 3, a distance of 51.83 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southwest corner of said Lot 3 and at an ell corner of said Tract 3;

THENCE N01°09'48"W, along the west line of said Lot 3 and the most westerly east line of said Tract 3, a distance of 140.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in the south line of said Lot 3, being the most northerly northeast corner of said Tract 3;

THENCE N88°44'58"E, along the north line of said Lot 3, at a distance of 100.00 feet passing a 1/2" iron rod found at the northeast corner of said Lot 3 and the northwest corner of said Tract 4, continuing along the north line of said Tract 4 in all a distance of 299.76 feet to the point of beginning, containing 1.162 acres of land.

The bearings recited herein are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LIDL US Operations, LLC, does hereby adopt this plat designating the herein above described real property as Lots 3R1 and 3R2, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Dallas, Dallas County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

by \_\_\_\_\_

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BEFORE ME, the undersigned authority, on this day personally appeared Alexandria Water, Real Estate Manager, Lidl US Operations, LLC, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

NOTARY PUBLIC DALLAS COUNTY, TEXAS

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise noted. Irons that are damaged, disturbed, or not so marked are not original.

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

Kenneth R. Rogers, R.P.L.S.  
Texas Registration No. 6066

STATE OF TEXAS §  
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BEFORE ME, the undersigned authority, on this day personally appeared Kenneth R. Rogers, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC DALLAS COUNTY, TEXAS

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Dallas County, Texas and Incorporated areas, Map No. 481300465 L revised March 21, 2019. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

CM = Control Monument  
IRF = Iron Rod Found  
IRS = Iron Rod Set

CERTIFICATE:  
The plot hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.

Notes:

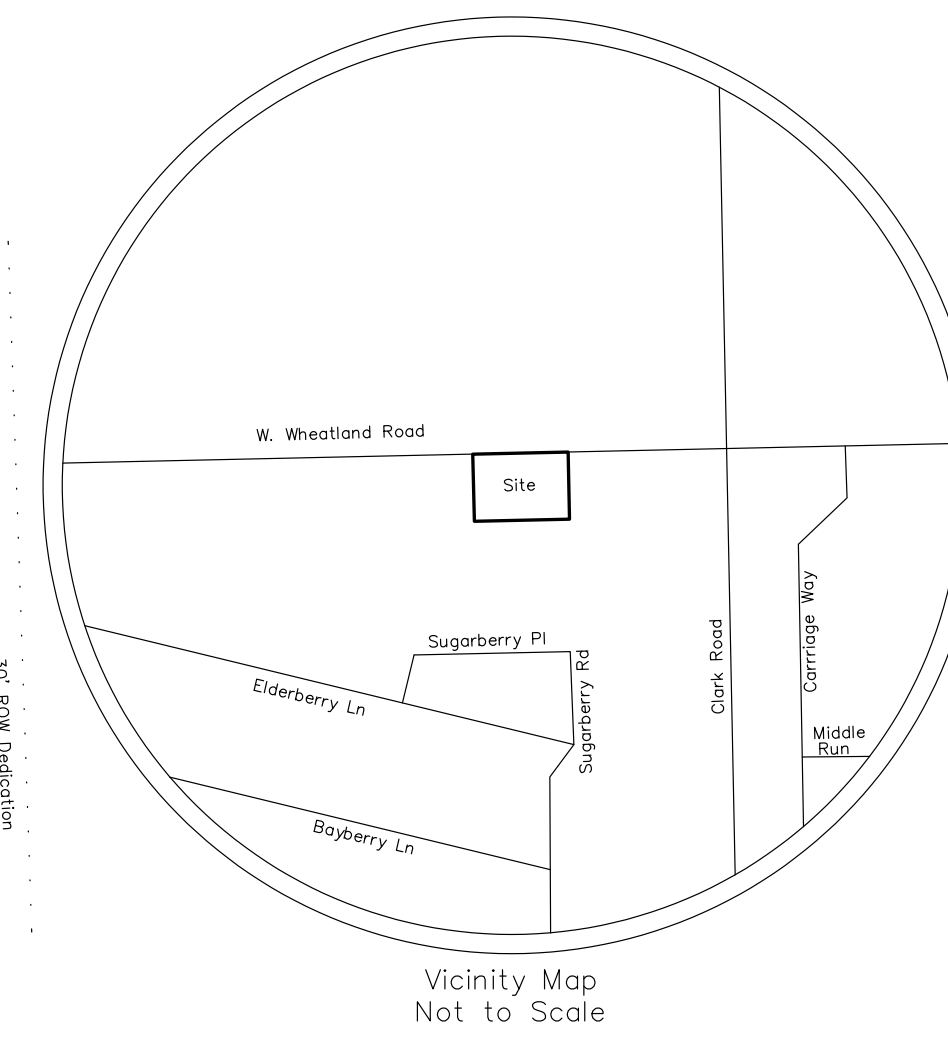
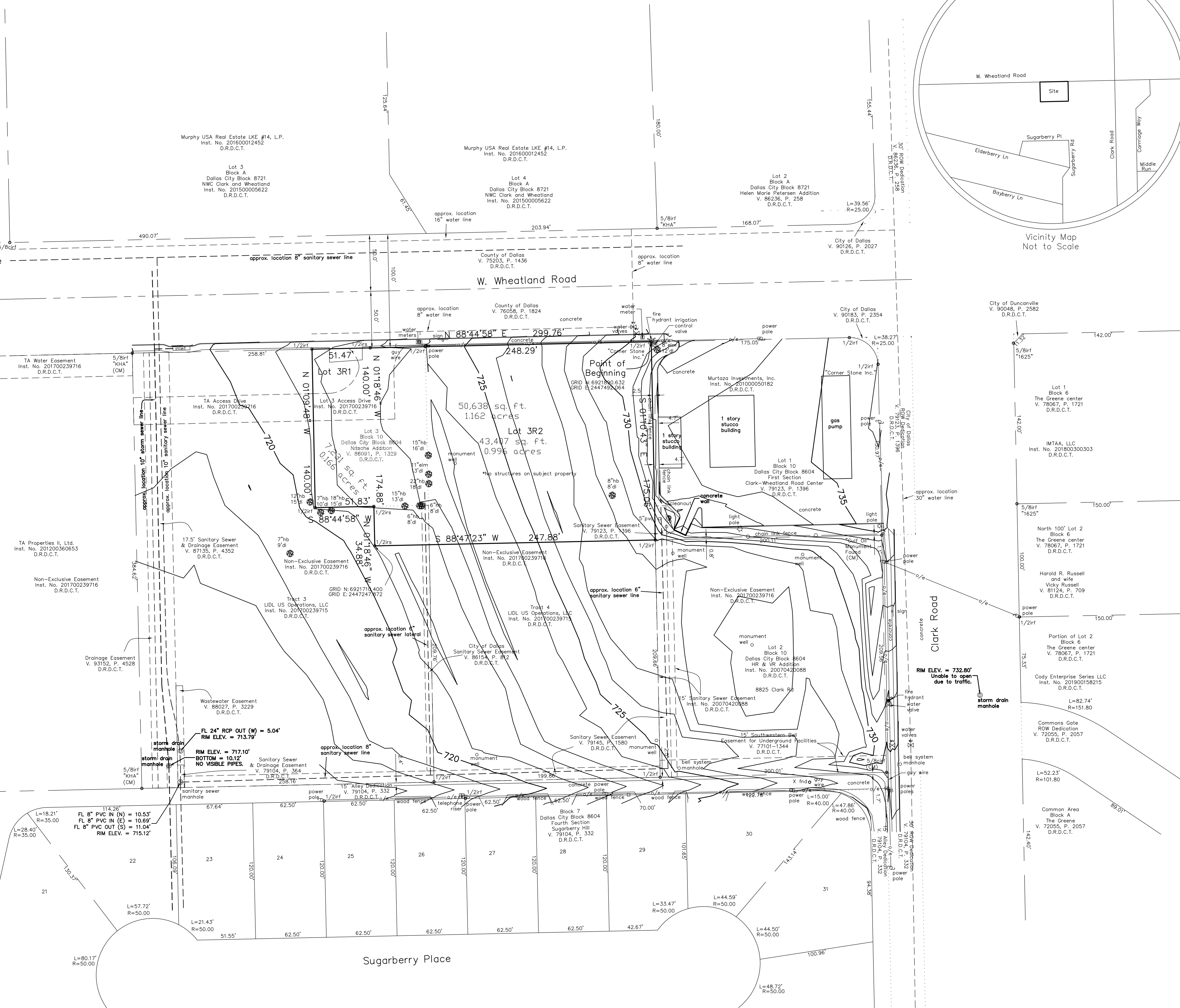
The purpose of this plot is to prepare the property for development by creating 2 lots from 1 platted lot and a 0.996 acre tract of unplatted land.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)  
Geoid 12A, Texas North Central Zone. Grid bearings.  
Grid Scale Factor = 0.99986680489

Tree Abbreviations & Scientific Names:

elm - Cedar Elm Ulmus Crassifolia  
hb - hackberry Celtis Occidentalis

0 50 100 150  
SCALE 1"=50'



REGISTERED PROFESSIONAL SURVEYORS  
**HERBERT S. BEASLEY**  
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• CONSTRUCTION SURVEYING  
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Preliminary Plat  
Lots 3R1 & 3R2, Block 10  
Nitsche Addition

Being a revision of Lot 3, Block 10, Nitsche Addition, an addition to the City of Dallas, Dallas County, Texas and a tract of land located in the Phillip Kimmell Survey, Abstract No. 723, Dallas County, Texas. 1.162 acres of land.

Prepared February 4, 2022

Owner/Developer  
Lidl US Operations, LLC  
3500 S. Clark St.  
Arlington, VA 22202  
Phone: (571)882-3276  
Email: alexandria.waters@lidl.us

Surveyor  
Herbert S. Beasley  
Land Surveyors, L.P.  
P.O. Box 8873  
Farr Worth, Texas 76124  
Phone: 817-429-0194  
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File No.: 212-111

Nitsche Addition 3R1 IP 1.dwg