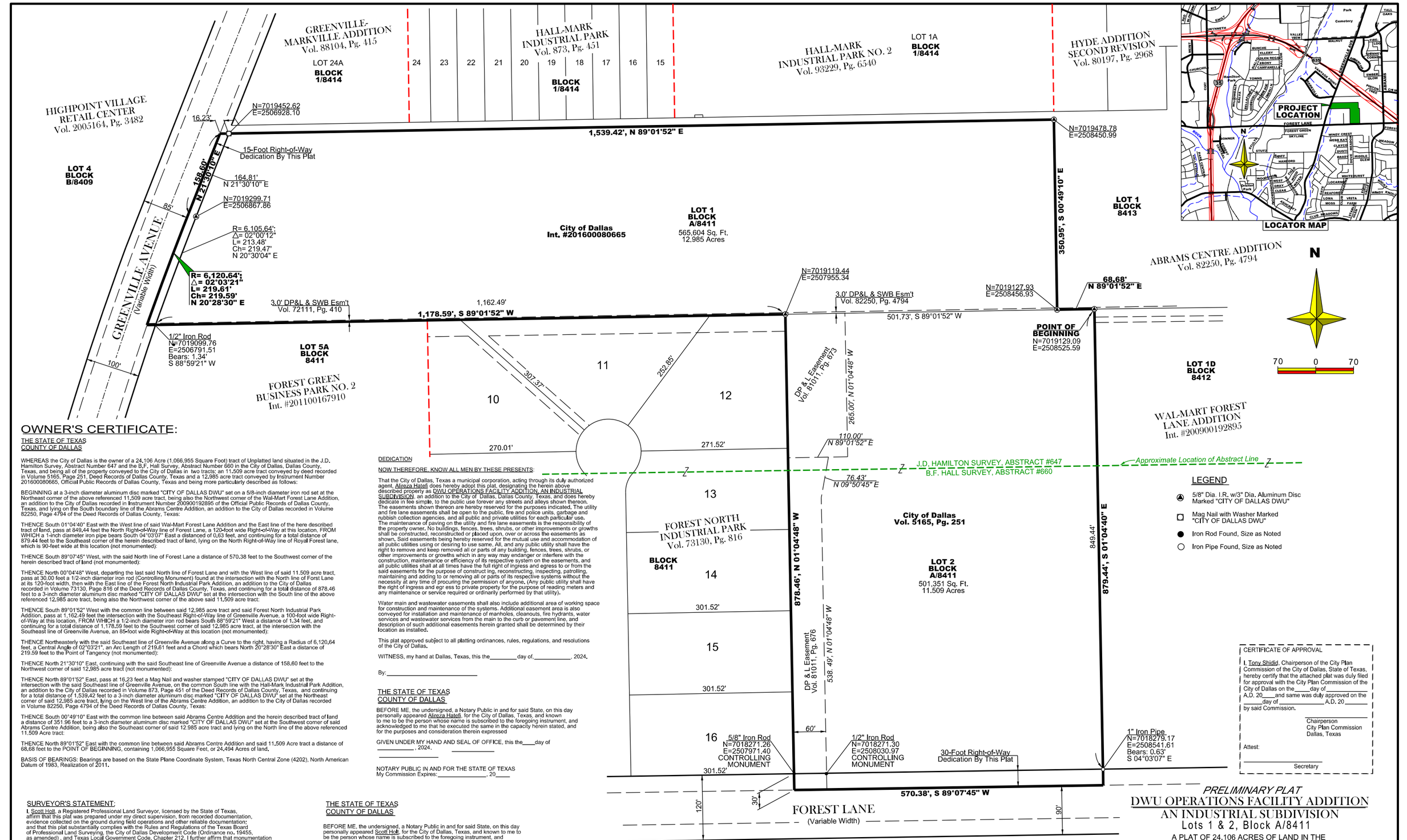

OWNER'S CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS the City of Dallas is the owner of a 24.106 Acre (1,066,955 Square Foot) tract of Unplatted land situated in the J.D. Hamilton Survey, Abstract Number 647 and the B.F. Hall Survey, Abstract Number 660 in the City of Dallas, Dallas County, Texas, and being all of the property conveyed to the City of Dallas in two tracts: an 11.509 acre tract conveyed by deed recorded in Volume 5165, Page 251, Deed Records of Dallas County, Texas and a 12.985 acre tract conveyed by Instrument Number 201600080665, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3-inch diameter aluminum disc marked "CITY OF DALLAS DWU" set on a 5/8-inch diameter iron rod set at the Northeast corner of the above referenced 11.509 acre tract, being also the Northwest corner of the Wal-Mart Forest Lane Addition, an addition to the City of Dallas recorded in Instrument Number 200900192895 of the Official Public Records of Dallas County, Texas, and lying on the South boundary line of the Abrams Centre Addition, an addition to the City of Dallas recorded in Volume 82250, Page 4794 of the Deed Records of Dallas County, Texas:

THENCE South 01°04'40" East with the West line of said Wal-Mart Forest Lane Addition and the East line of the here described tract of land, pass at 849.44 feet the North Right-of-Way line of Forest Lane, a 120-foot wide Right-of-Way at this location, FROM WHICH a 1-inch diameter iron pipe bears South 04°03'07" East a distanced of 0.63 feet, and continuing for a total distance of 879.44 feet to the Southeast corner of the herein described tract of land, lying on the North Right-of-Way line of Royal Forest lane, which is 90-feet wide at this location (not monumented):

THENCE South 89°07'45" West, with the said North line of Forest Lane a distance of 570.38 feet to the Southwest corner of the herein described tract of land (not monumented):

THENCE North 00°04'48" West, departing the last said North line of Forest Lane and with the West line of said 11.509 acre tract, pass at 30.00 feet a 1/2-inch diameter iron rod (Controlling Monument) found at the intersection with the North line of Forst Lane at its 120-foot width, then with the East line of the Forest North Industrial Park Addition, an addition to the City of Dallas recorded in Volume 73130, Page 816 of the Deed Records of Dallas County, Texas, and continuing for a total distance of 878.46 feet to a 3-inch diameter aluminum disc marked "CITY OF DALLAS DWU" set at the intersection with the South line of the above referenced 12.985 acre tract, being also the Northwest corner of the above said 11.509 acre tract:

THENCE South 89°01'52" West with the common line between said 12.985 acre tract and said Forest North Industrial Park Addition, pass at 1,162.49 feet the intersection with the Southeast Right-of-Way line of Greenville Avenue, a 100-foot wide Right-of-Way at this location, FROM WHICH a 1/2-inch diameter iron rod bears South 88°59'21" West a distance of 1.34 feet, and continuing for a total distance of 1,178.59 feet to the Southwest corner of said 12.985 acre tract, at the intersection with the Southeast line of Greenville Avenue, an 85-foot wide Right-of-Way at this location (not monumented):

THENCE Northeasterly with the said Southeast line of Greenville Avenue along a Curve to the right, having a Radius of 6,120.64 feet, a Central Angle of 02°03'21", an Arc Length of 219.61 feet and a Chord which bears North 20°28'30" East a distance of 219.59 feet to the Point of Tangency (not monumented):

THENCE North 21°30'10" East, continuing with the said Southeast line of Greenville Avenue a distance of 158.60 feet to the Northwest corner of said 12.985 acre tract (not monumented):

THENCE North 89°01'52" East, pass at 16.23 feet a Mag Nail and washer stamped "CITY OF DALLAS DWU" set at the intersection with the said Southeast line of Greenville Avenue, on the common South line with the Hall-Mark Industrial Park Addition, an addition to the City of Dallas recorded in Volume 873, Page 451 of the Deed Records of Dallas County, Texas, and continuing for a total distance of 1,539.42 feet to a 3-inch diameter aluminum disc marked "CITY OF DALLAS DWU" set at the Northeast corner of said 12.985 acre tract, lying on the West line of the Abrams Centre Addition, an addition to the City of Dallas recorded in Volume 82250, Page 4794 of the Deed Records of Dallas County, Texas:

THENCE South 00°49'10" East with the common line between said Abrams Centre Addition and the herein described tract of land a distance of 351.96 feet to a 3-inch diameter aluminum disc marked "CITY OF DALLAS DWU" set at the Southwest corner of said Abrams Centre Addition, being also the Southeast corner of said 12.985 acre tract and lying on the North line of the above referenced 11.509 Acre tract:

THENCE North 89°01'52" East with the common line between said Abrams Centre Addition and said 11.509 Acre tract a distance of 68.68 feet to the POINT OF BEGINNING, containing 1,066,955 Square Feet, or 24.494 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, Realization of 2011.

SURVEYOR'S STATEMENT:

I, Scott Holt, 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 Land Surveying, 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_____, 2024

PRELIMINARY: This Document Shall Not Be Recorded For Any Reason.

Scott Holt
Texas Registered Professional Land Surveyor No. 4895

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Alireza Hatefi does hereby adopt this plat, designating the herein above described property as DWU OPERATIONS FACILITY ADDITION, AN INDUSTRIAL SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets and alleys 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 construct ing, 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 egr ess 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_____, 2024.

By:_____

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Alireza Hatefi, for the City of Dallas, Texas, and 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 herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the____day of _____, 2024.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires:_____. 20____

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Holt, for the City of Dallas, Texas, and 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 herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the____day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires:_____, 20___

LEGEND

- 5/8" Dia. I.R. w/3" Dia. Aluminum Disc Marked "CITY OF DALLAS DWU"
- Mag Nail with Washer Marked "CITY OF DALLAS DWU"
- Iron Rod Found, Size as Noted
- Iron Pipe Found, Size as Noted

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the_____day of _____, A.D. 20____and same was duly approved on the _____day of _____ A.D. 20_____ by said Commission.

_____
Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT is to combine two Unplatted tracts in City Block A/8411 into Two (2) Lots, and to Dedicate Portions of Greenville Avenue and Forest Lane for Street Purposes.
2. LOT TO LOT Drainage will not be allowed without engineering section approval.
3. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

PRELIMINARY PLAT

DWU OPERATIONS FACILITY ADDITION

AN INDUSTRIAL SUBDIVISION

Lots 1 & 2, Block A/8411

A PLAT OF 24.106 ACRES OF LAND IN THE J.D. HAMILTON SURVEY, ABSTRACT NO. 647 AND THE B.F. HALL SURVEY, ABSTRACT NO. 660 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-050

JANUARY, 2024

OWNER:
DALLAS WATER UTILITIES
1500 Marilla Street
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
320 E. JEFFERSON RM. 307
DALLAS, TEXAS 75203