

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SLC ILLINOIS LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED REPRESENTATIVE, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SPANISH FORT 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 AND UPON 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, TEXAS.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2026

SLC ILLINOIS LLC

BY: _____

XXXXXXXXXX, [TITLE]

STATE OF TEXAS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED XXXXXXXX, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR _____ COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

TIMOTHY R. MANKIN DATE REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:

COUNTY OF TARRANT:

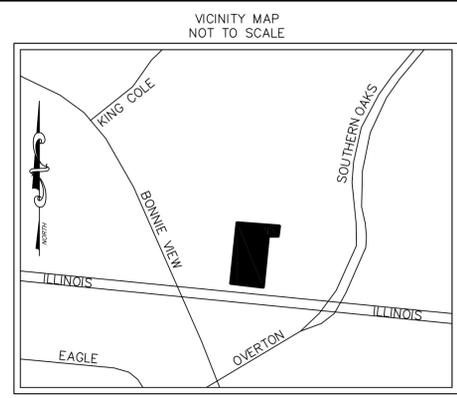
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

- GENERAL NOTES:**
- Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - Purpose of plat - To create 1 Lot from a portion of Block D/6091.
 - Elevations shown hereon based on City of Dallas Monuments:
 - 56-T-25 (Primary) located in center of concrete storm sewer inlet, northwest corner of the intersection of Illinois Ave & Humphrey Ave, elevation-549.61'
 - 56-T-15 (Secondary) located in center of concrete storm sewer inlet of the southwest corner of the intersection of Illinois Ave & Beauchamp Ave, elevation-478.28'
 - No structures or trees on site.

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GULLY		TRANSFORMER PAD
	S.S. MANHOLE		DOG HOUSE
	CLEAN OUT		ELECTRIC METER
			STORM DRAIN MANHOLE
			WATER MANHOLE
			TRAFFIC SIGNAL POLE
			TELEPHONE MANHOLE
			SW MANHOLE
			SIGN
			LIGHT POLE
			ASPHALT
			CONCRETE
			BOLLARD
			COVERED AREA
			HANDICAP SPACE
			A/C PAD



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas SLC Illinois LLC is the sole owner of that certain 1.418 acre [61,780 sq. ft.] tract of land situated in the Dugald McFarland Survey, Abstract No. 985, City of Dallas, Dallas County, Texas, and being all that certain tract of land described as Tract 1 and Tract 2 conveyed to SLC Illinois LLC, by Special Warranty Deed recorded in Instrument Number 202500110033, Official Public Records, Dallas County, Texas, and being a portion of Block 6091, Tips Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 24, Page 129, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said SLC Illinois tract, same being the most southerly southeast corner of Lot 5, Block D/6091, Tips Park No. 3 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201200125311, Official Public Records, Dallas County, Texas, same being in the north right-of-way line of Illinois Avenue (a variable width right-of-way);

THENCE along the common line of said SLC Illinois tract and said Lot 5 as follows:
North 04 deg. 47 min. 25 sec. East, a distance of 309.00 feet to a 3 inch disk monument stamped "Tips Park No. 3 Addition Phase 2-MMA" found for the northwest corner of said SLC Illinois tract, same being an internal corner of said Lot 5;

South 85 deg. 18 min. 55 sec. East, a distance of 239.58 feet to a 1/2 inch iron rod found with red plastic cap stamped "PEISER & MANKIN SURV" (previously set)(hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said SLC Illinois tract, same being the most easterly southeast corner of said Lot 5, same being in a west line of Lot 2, Block D/6091, Southern Oaks Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003107, Page 37, Deed Records, Dallas County, Texas;

THENCE along the common line of said SLC Illinois tract and said Lot 2 as follows:

South 04 deg. 41 min. 01 sec. West, a distance of 44.47 feet to a 1/2 inch iron rod with red cap found for corner;

North 85 deg. 18 min. 59 sec. West, a distance of 42.50 feet to a 1/2 inch iron rod with red cap found for an internal corner;

South 04 deg. 40 min. 59 sec. West, a distance of 189.96 feet to a 1/2 inch iron rod with red cap found for corner;

North 85 deg. 14 min. 37 sec. West, a distance of 15.20 feet to a 1/2 inch iron rod with red cap found for an internal corner;

South 04 deg. 40 min. 59 sec. West, a distance of 75.00 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said SLC Illinois tract, same being the southwest corner of said Lot 2, same being in the north right-of-way line of aforesaid Illinois Avenue;

THENCE North 85 deg. 11 min. 12 sec. West, along the common line of said SLC Illinois tract and said Illinois Avenue, a distance of 182.46 feet to the POINT OF BEGINNING and containing 61,780 square feet or 1.418 acres of computed land, more or less.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____ Chairperson or Vice 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 or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

**PRELIMINARY PLAT
SPANISH FORT ADDITION**

LOT 1, BLOCK D/6091

BEING A REPLAT OF A PORTION OF BLOCK D/6091
TIPS PARK ADDITION

DUGALD MCFARLAND SURVEY, ABSTRACT NO. 985

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000073

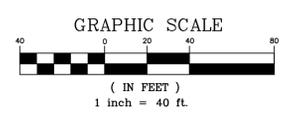
LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
	STREET CENTERLINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM WATER LINE

HATCHING LEGEND

	CONCRETE
	ASPHALT

- LEGEND**
- M.R.D.C.T. - MAP 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
 - IRF - IRON ROD FOUND
 - INST. NO. - INSTRUMENT NUMBER
 - VOL. - VOLUME
 - PG. - PAGE
 - RCIRF - 1/2" IRON ROD WITH "PEISER & MANKIN SURV" RED PLASTIC CAP FOUND
 - YCRIF - 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND
 - DMF - 3-INCH METALLIC DISK FOUND STAMPED "TIPS PARK NO. 3 ADDITION PHASE 1 - MMA"
 - SQ. - SQUARE FEET
 - AC. - ACRES



JOB NO.:	26-0110	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	2/11/2026		
FIELD DATE:	2/9/2026	1612 HART STREET, SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
SCALE:	1" = 40'		
FIELD:	A.R.M.	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN:	J.M.N.	Texas Society of Professional Surveyors	1
CHECKED:	T.R.M.		
tmankin@peisersurveying.com		FIRM No. 100999-00	Member Since 1977

OWNER:
SLC ILLINOIS LLC
3353 SPANISH FORT AVE
DALLAS, TEXAS 75216
214-998-9877