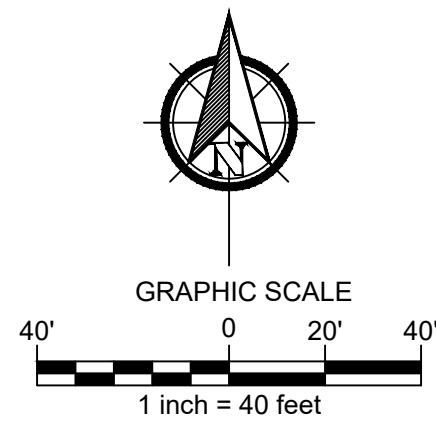


VICINITY MAP
(NOT TO SCALE)



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **DALLAS COUNTY MENTAL HEALTH & MENTAL RETARDATION CENTER**, acting by and through its duly authorized agent, **Ikenna Mogbo**, does hereby adopt this plat, designating the herein described property as **BROOKSIDE ACRES NO. 3**, 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 THIS _____ DAY OF _____, 2026.

DALLAS COUNTY MENTAL HEALTH & MENTAL RETARDATION CENTER

Ikenna Mogbo

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 **Ikenna Mogbo**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature _____

GENERAL NOTES

- Basis of bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983, adjustment realization 2011. Coordinates shown hereon refers to the State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 on grid coordinates values, no scale and no projection.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48113C0495K, dated 07/07/2014 for Dallas County, Texas, a portion of this property is located in Zone AE, determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.
- No structures exist on subject property.

PURPOSE NOTE:
The purpose of this plat is to combine four (4) single lots and an alley into one (1) lot, and to remove an existing building line.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, **Tyler A. Attebury**, 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 and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

dated this the _____ day of _____, 2026.

Tyler A. Attebury
Registered Professional Land Surveyor No. 7204

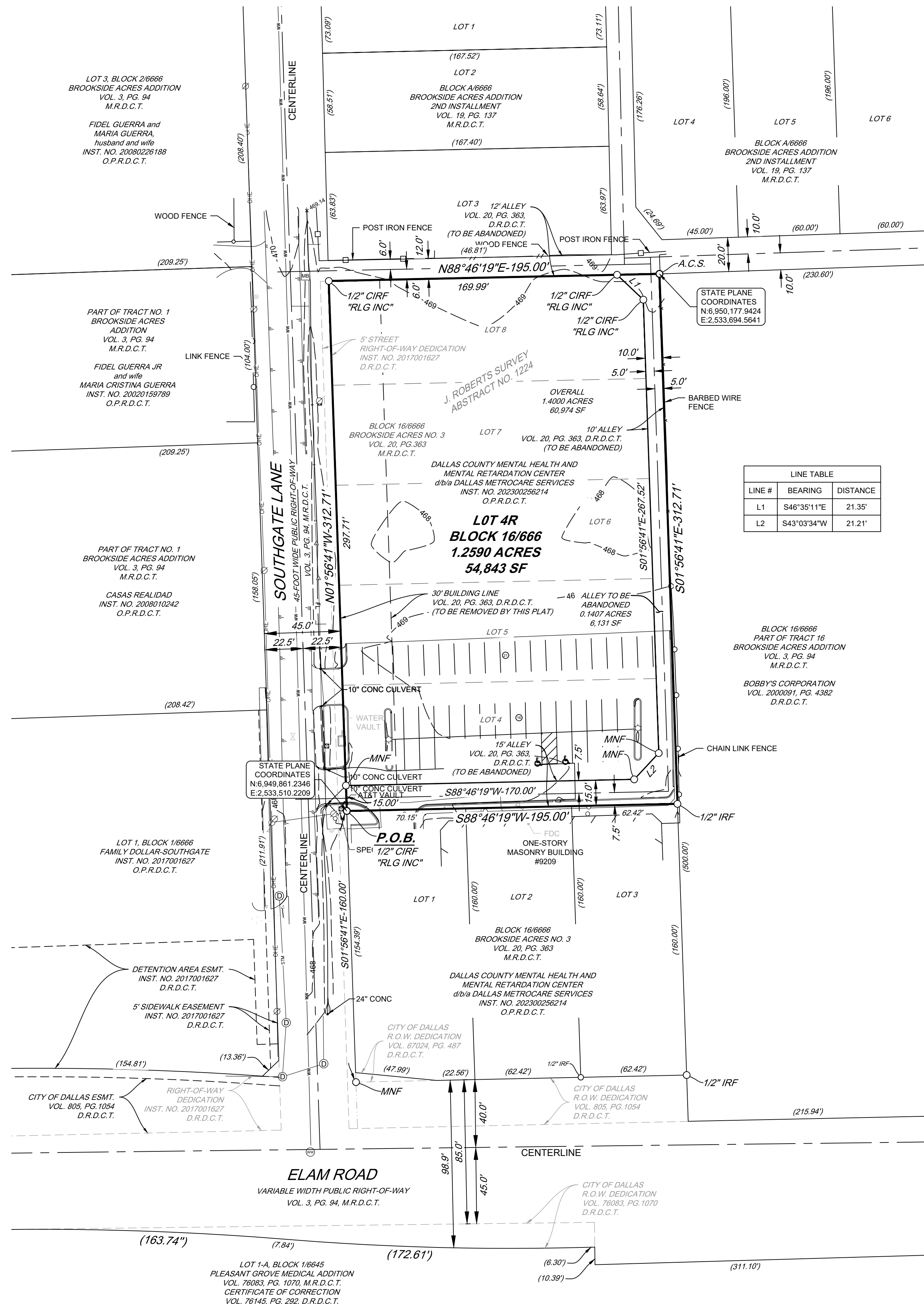
STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared **Tyler A. Attebury**, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2026.

Notary Public, in and for the State of Texas

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.



LEGEND

- BOUNDARY/LOT CORNER
- A/C UNIT
- ⊕ LIGHT POLE
- ⊗ POWER POLE
- ⊗ POWER POLE w/ LIGHT
- ⊗ POWER POLE w/ XFORMER
- ⊗ POWER POLE w/ METER BOX
- ⊗ ELECTRIC BOX
- ⊗ GUY WIRE
- ⊗ ELECTRIC TRANSFORMER
- ⊗ ELECTRIC MANHOLE
- ⊗ ELECTRIC VAULT
- ⊗ GAS METER
- ⊗ WASTEWATER MANHOLE
- ⊗ WASTEWATER CLEANOUT
- ⊗ ELECTRIC TRANSFORMER
- ⊗ STORM DRAIN MANHOLE
- ⊗ TELECOMMUNICATION MANHOLE
- ⊗ TELECOMMUNICATION MARKER
- ⊗ TELECOMMUNICATION PEDESTAL
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ MAILBOX
- ⊗ BOLLARD
- ⊗ SIGN
- ⊗ UNKNOWN MANHOLE
- ⊗ MNF
- ⊗ MAG NAIL FOUND w/ WASHER
- ⊗ UNKNOWN VAULT
- ⊗ CONC
- ⊗ FDC
- ⊗ HANDICAP PARKING
- ⊗ TREE

LINETYPES

- STREET CENTERLINE
- ASPHALT
- OVERHEAD ELECTRIC LINE
- WASTEWATER LINE
- STORM-DRAIN LINE
- WATER LINE
- GAS LINE
- TELECOMMUNICATION LINE
- WROUGHT-IRON FENCE
- CHAINLINK FENCE
- WOOD FENCE
- BUILDING

ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT
- CIRF CAPPED IRON ROD FOUND STAMPED AS NOTED
- A.D.S. 1/2" IRF SET WITH 3-1/4" ALUMINUM DISK STAMPED "10194610" "URBAN STRATEGY" "BAA3"
- IRF IRON ROD FOUND
- MNF MAG NAIL FOUND w/ WASHER
- CONC CONCRETE
- FDC FIRE DEPARTMENT CONNECTION
- SF SQUARE FEET

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 _____,
20____, by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____

Secretary



4222 Main Street, Dallas, Texas 75226
Firm Registration #30194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

BROOKSIDE ACRES ADDITION, NO.2
SECOND REVISION
LOT 4R, BLOCK 16/666
REPLAT OF LOTS 4 - 8, BLOCK 16/666
BROOKSIDE ACRES ADDITION, NO. 2, REVISED
VOLUME 20, PAGE 363
MAP RECORDS OF DALLAS COUNTY, TEXAS
BEING IN THE J. ROBERTS, ABSTRACT NUMBER 1224
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000168
ENGINEERING PLAN No. _____

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
TYLER J. ATTEBURY, RPLS
TEXAS LICENSE NO. 7204
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
214-396-2339
TYLER@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

OWNER
DALLAS COUNTY MENTAL
HEALTH & MENTAL
RETARDATION CENTER
CONTACT: IKENNA MOGBO
1345 RIVER BEND DR., STE. 200
DALLAS, TX 75247
QUINCY.HOGAN@METROCARESERVICES.ORG

FILE NAME: 253043_PRELIMINARY PLAT_2025_11.08_WITH LOG
FILE LOCATION: R:\Projects\2025\253043-Elm Road MF PAD\Drawings\253043_Preliminary Plat_2025_11.08_WITH LOG.dwg
PLOT DATED ON: 4/8/2025 10:43 AM