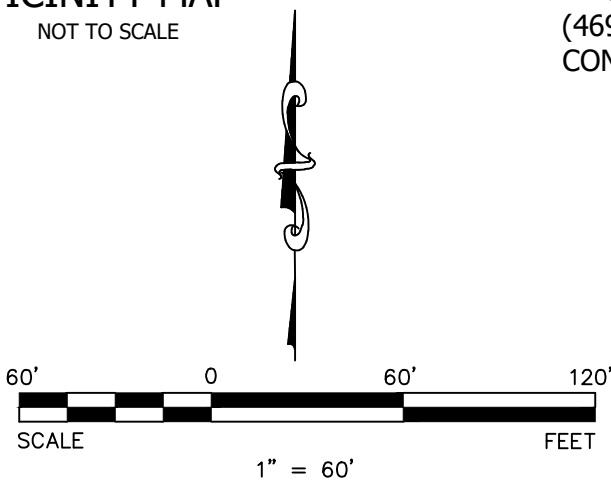


VICINITY MAP  
NOT TO SCALE



NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99985394 was used for this project.
- According to the graphical plotting of the flood insurance rate map for Dallas County and incorporated areas, panel 335 of 725, map number 48113C0355 K, map effective date: July 7, 2014, the subject property is located in Zone X (unshaded), defined as "areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- The purpose of this plat is to create Lot 1, Block 5403 from 2 un-platted tracts of land.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section Approval.
- The existing warehouse is to remain and the existing building on the west is to remain, but all other structures will be demolished.

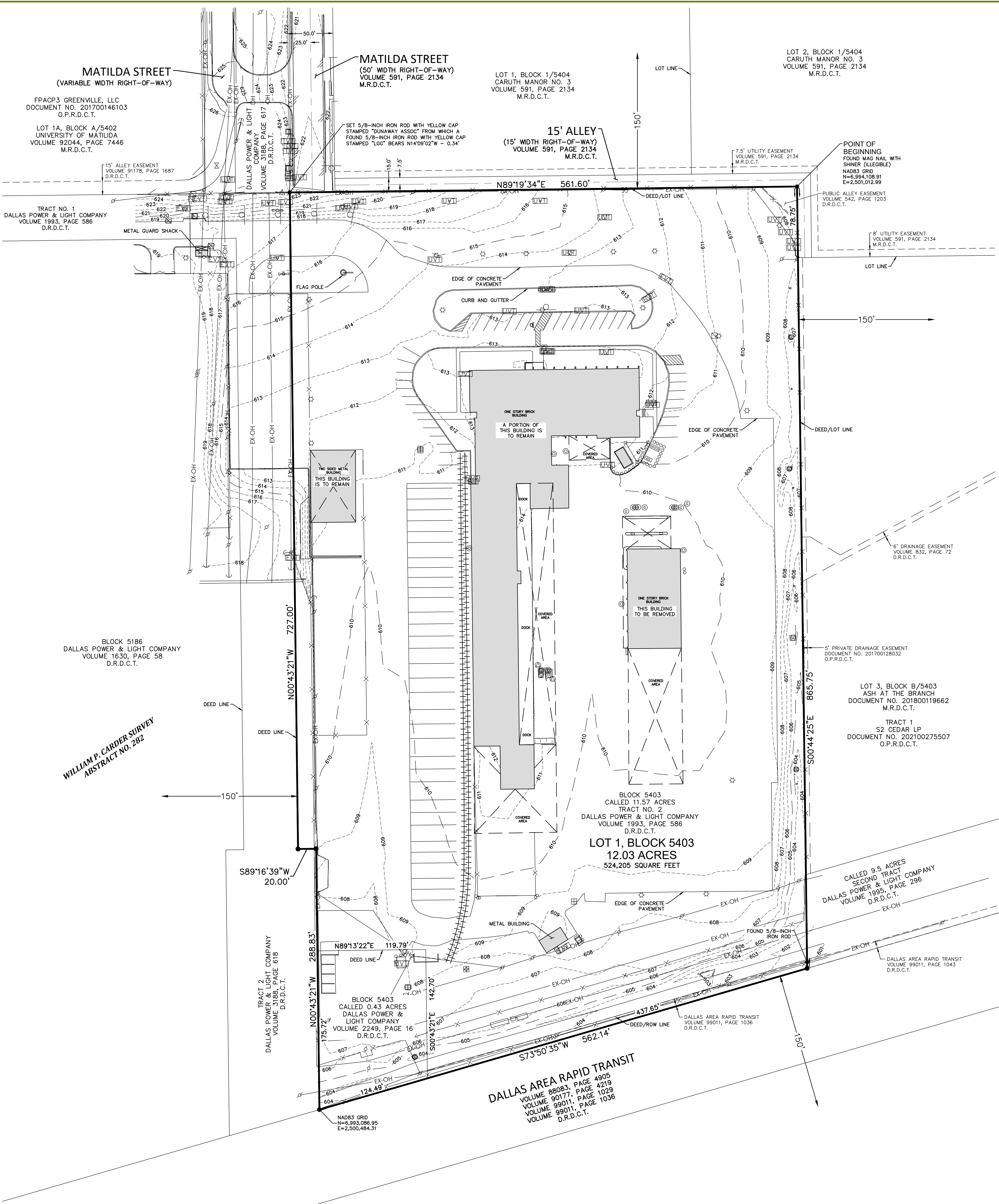
LEGEND	
SYMBOL	DESCRIPTION
	AIR CONDITIONER
	BOLLARD
	ELECTRIC BOX
	ELECTRIC VAULT
	FLAG POLE
	GAS MANHOLE
	GRATE INLET
	GUY
	HANDICAP PARKING
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	MAILBOX
	MONITOR WELL
	SIGN
	STORM DRAIN MANHOLE
	TELEPHONE RISER
	TELEPHONE VAULT
	TREE
	UNDERGROUND VAULT
	UNKNOWN MANHOLE
	UTILITY POLE
	UNKNOWN RISER
	UNDERGROUND VAULT
	WATER VALVE
	WATER METER
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC
	FENCE LINE
	RAILROAD TRACKS

LINE TYPE LEGEND

- = EASEMENT
- = PROPERTY LINE OR RIGHT-OF-WAY
- = SUBJECT TRACT

- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED

LAND USE TABLE	
Total Gross Acreage	12.03 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	12.03 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	0
Non-Residential Acreage	12.03 Ac.
Private Park Acreage	0
Public Park Acreage	0



PRELIMINARY PLAT OF  
Oncor Business  
Park  
LOT 1, BLOCK 5403

Situated in the  
William P. Carder Survey, Abstract No. 282  
City of Dallas, Dallas County, Texas

1 Lot 12.03 Acres

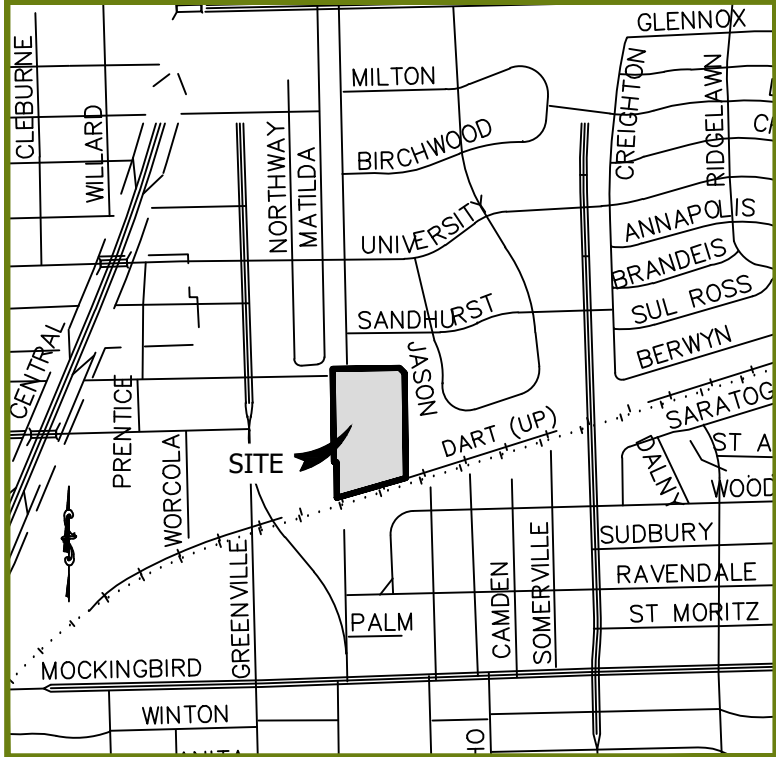
This plat was prepared in February 2025  
City Plan File No. S245-101  
Wastewater No.  
Paving and Drainage No.

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

B003115.036

SHEET 1 OF 2





VICINITY MAP  
NOT TO SCALE

**SURVEYOR:**

DUNAWAY ASSOCIATES, L.L.C.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TX 76107  
(817)-632-4761 OFFICE  
CONTACT: HAL MOLLENKOPF

**OWNER:**

ONCOR ELECTRIC DELIVERY COMPANY, LLC  
777 MAIN STREET, SUITE #707  
FORT WORTH, TX 76102  
682-216-1932 OFFICE  
CONTACT: MINDY JAMESON

**ENGINEER:**

KIMLEY-HORN  
6160 WARREN PARKWAY - SUITE 210  
FRISCO, TEXAS 75034  
(469) 949-9044 OFFICE  
CONTACT: JT HALE, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS ONCOR ELECTRIC DELIVERY COMPANY LLC IS THE OWNER of a called 11.57 acre and a 0.43 acre tract of land situated in the William P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas as conveyed by Warranty Deed recorded in Volume 1993, Page 586 and Volume 2249, Page 16, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Metes & Bounds Description

BEING a 12.03 acre tract of land situated in the William P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 5403 and being all of a called 11.57 acre tract of land described as Tract No. 2 in deed to Dallas Power & Light Company (DP&L), as recorded in Volume 1993, Page 586, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being all of a called 0.43 acre tract of land described in deed to Dallas Power & Light Company, as recorded in Volume 2249, Page 16, D.R.D.C.T., said 12.03 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found mag nail with shiner (illegible) for the northeast corner of said 11.57 acre DP&L tract, said corner being an interior angle point on the south right-of-way line of a 15 foot wide alley as dedicated by Caruth Manor No. 3, an addition to the City of Dallas, as recorded in Volume 591, Page 2134, Map Records of Dallas County, Texas (M.R.D.C.T.), said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates N: 6,994,108.91, E: 2,501,012.99;

THENCE South 00 degrees 44 minutes 25 seconds East, along the common east line of said 11.57 acre DP&L tract and the west right-of-way line of said 15 foot Alley, passing at a distance of 78.75 feet the southwest terminus of said 15 foot Alley, said corner being the most westerly northwest corner of Lot 3, Block 8/5403, Ash at the Branch, an addition to the City of Dallas, as recorded in Document No. 201800119662, M.R.D.C.T., continuing along the common east line of said 11.57 acre DP&L tract and the west line of said Lot 3 for a total distance of 865.75 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the southeast corner of said 11.57 acre DP&L tract, said corner being the southwest corner of a called 9.5 acre tract of land described as Second Tract in deed to Dallas Power & Light Company, as recorded in Volume 1995, Page 296, D.R.D.C.T., said corner being a point on the northwest right-of-way line of a tract of land described in deed to Dallas Area Rapid Transit (DART), as recorded in Volume 90177, Page 4219, D.R.D.C.T.;

THENCE South 73 degrees 50 minutes 35 seconds West, along the common southeast line of said 11.57 acre DP&L tract and the northwest right-of-way line of said DART tract, a distance of 562.14 feet to a set 5/8-inch YCIR for the southwest corner of a called 0.43 acre tract of land described in deed to Dallas Power & Light Company, as recorded in Volume 2249, Page 16, D.R.D.C.T., said corner being the southeast corner of a tract of land described as Tract 2 in deed to Dallas Power & Light Company (DP&L Tract 2), as recorded in Volume 3188, Page 618, D.R.D.C.T. for corner;

THENCE North 00 degrees 43 minutes 21 seconds West, departing the northwest right-of-way line of said DART tract, along the common west line of said 0.43 acre DP&L tract and the east line of said DP&L Tract 2, a distance of 288.83 feet to a set 5/8-inch YCIR for an angle point on the common west line of said 11.57 acre DP&L and the east line of said DP&L Tract 2;

THENCE South 89 degrees 16 minutes 39 seconds West, continuing along said common line, a distance of 20.00 feet to a set 5/8-inch YCIR for an angle point of said common line for corner;

THENCE North 00 degrees 43 minutes 21 seconds West, continuing along said common line, a distance of 727.00 feet to a set 5/8-inch YCIR for the northwest corner of said DP&L tract, said corner being a point on the east line of said DP&L Tract 2, said corner being the southwest terminus of Matilda Street (50' width right-of-way), as dedicated by Caruth Manor No. 3, an addition to the City of Dallas, as recorded in Volume 591, Page 2134, P.R.D.C.T., from which a found 5/8-inch iron rod with yellow cap stamped "LGG" bears North 14 degrees 09 minutes 02 seconds West, a distance 0.34 feet;

THENCE North 89 degrees 19 minutes 34 seconds East, along the north line of said 11.57 acre DP&L tract, the south right-of-way line of said Matilda Street and the south right-of-way line of said 15 foot Alley, a distance of 561.60 feet to the POINT OF BEGINNING, and containing 524,205 square feet or 12.03 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL ME BY THESE PRESENTS:

That ONCOR ELECTRIC DELIVERY COMPANY LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Oncor Business Park, an addition to the City of Dallas, Texas, and do hereby dedicate in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The streets, alleys, and utility easements shall be open to public, fire and police units, garbage and rubbish collection agencies. The maintenance of paving on the utility 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 utilities 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 an 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 the construction and maintenance of 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, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

NOTARY STATEMENT

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S STATEMENT:

I, Hal Mollenkopf, 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 digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**PRELIMINARY**

Hal Mollenkopf  
Texas Registered Professional Land Surveyor No. 5439

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.

NOTARY STATEMENT

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Hal Mollenkopf, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL	
I, Tony Shidid, Chairperson or Brent Rubin, 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 OF

Oncor Business  
Park

LOT 1, BLOCK 5403

Situated in the  
William P. Carder Survey, Abstract No. 282  
City of Dallas, Dallas County, Texas

1 Lot 12.03 Acres

This plat was prepared in February 2025  
City Plan File No. S245-101  
Wastewater No.  
Paving and Drainage No.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

B003115.036

SHEET 2 OF 2