

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SCC Forney 1 LP, acting by and through its duly authorized agent, Wilson Bauer, does hereby adopt this plat, designating the herein described property as SCC, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

SCC Forney 1, LP

By:

Wilson Bauer

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Wilson Bauer, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, SCC Forney 1 LP, is the sole owner of a 98,416 square foot (2.2593 acre) tract of land situated in the John S. Beeman Survey, Abstract No. 100, City of Dallas, Dallas County, City Block 5827, being all of a called 2.251 acre tract of land described in a General Warranty Deed to SCC Forney 1 LP, recorded in Instrument No. 202400032986, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with blue plastic cap stamped "TEXAS ELITE SURVEYING" found in the south right-of-way line of Forney Road (an 80' right-of-way, formerly known as South Haskell Avenue) for the northwest corner of a called 1.530 acre tract of land described in a Warranty Deed to Caldwell Living Trust, recorded in Volume 90215, Page 45, Deed Records, Dallas County, Texas, for the northeast corner of said 2.251 acre tract;

**THENCE** along the common line between said 2.251 acre tract and said 1.530 acre tract, the following bearings and distances:

South 0114'56" East, a distance of 445.79 feet to a 1/2" iron rod found for corner;

North 89'01'03" East, a distance of 150.00 feet to a point in the west line of a called 3.6425 acre tract described in a General Warranty Deed with Vendor's Lien to Lauren Bradbury, recorded in Volume 2005187, Page 4195, Official Public Records, Dallas County, Texas, for the southeast corner of said 1.530 acre tract and the northerly southeast corner of said 2.251 acre tract, from which a found 1/2" iron rod bears North 00'25'02" East, 0.12 feet;

**THENCE** South 0174'56" East, along the common line between said 3.6425 acre tract and said 2.251 acre tract, a distance of 46.79 feet to a 1/2" iron rod with blue plastic cap stamped "TEXAS ELITE SURVEYING" found in the north right-of-way line of the Union Pacific Railroad (a variable width right-of-way) for the southeast corner of said 2.251 acre tract;

**THENCE** South 88'23'18" West, along the common line between said Union Pacific Railroad and said 2.251 acre tract, at 333.01 feet passing a 1/2" iron rod with blue plastic cap stamped "TEXAS ELITE SURVEYING" found, and continuing a total distance of 335.01 feet to a point in the east line of Block 1/5827, Malone Food Stores Addition, an addition to the City of Dallas, according to the plat recorded in 85084, Page 3960, Deed Records, Dallas County, Texas, for the southwest corner of said 2.251 acre tract;

**THENCE** North 01'05'22" West, along the common line between said Block 1/5827, and said 2.251 acre tract, at 494.76 feet passing a 1/2" iron rod found and continuing a total distance of 496.19 feet to a point in the south right-of-way line of said Forney Road, for the northeast corner of said Block 1/5827, and the northwest corner of said 2.251 acre tract, from which a found 1/2" iron rod with blue plastic cap stamped "TEXAS ELITE SURVEYING" bears North 04'05'42" East, a distance of 0.20 feet;

**THENCE** North 88'59'52" East, along the common line between said Forney Road and said 2.251 acre tract, a distance of 183.63 feet to the **POINT OF BEGINNING** containing 98,416 square feet or 2.2593 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, BRIAN R. WADE, 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 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

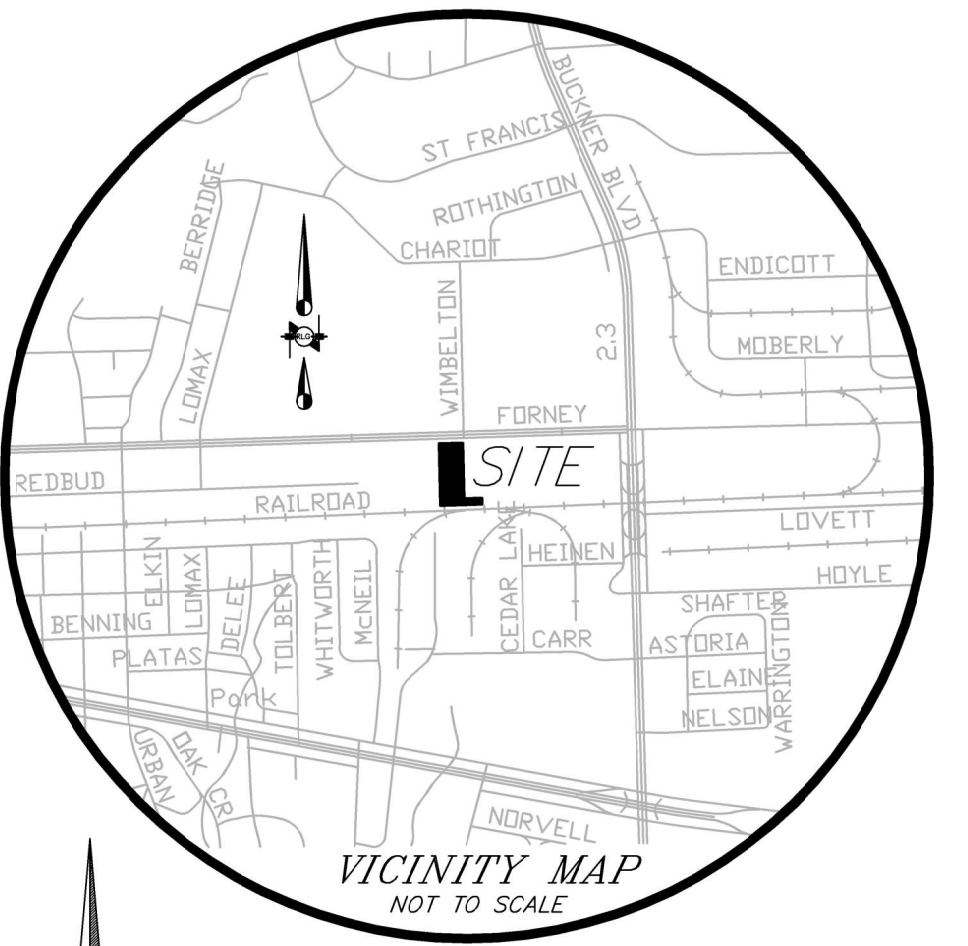
Brian R. Wade  
Texas Registered Professional  
Land Surveyor No. 6098

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas



0 20 40 80  
(FEET)  
1 inch = 40 ft.

**NOTES:**

- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALL TERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
- CONTROLLING MONUMENTS: AS SHOWN
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE UNPLATTED TRACT.

**PLACE COUNTY RECORDING LABEL HERE**

**CERTIFICATE OF APPROVAL**

I, Tony Shildt, Chairperson or Board Public 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  
**SCC ADDITION**  
**LOT 1, BLOCK A/5827**  
JOHN S. BEEMAN SURVEY, ABSTRACT NO. 100  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-117  
ENGINEERING NO. DP-\_\_\_\_

**OWNER:**  
SCC Forney 1 LP  
4723 MEMPHIS STREET  
DALLAS, TEXAS 75207  
512-963-3911  
WILSON BAUER

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #1-489  
TBPELS REC #100341-00

RECORDED	INST#	-	JOB NO.	2413.021.100	E-FILE	2413.021.100TP	DWG NO.	28,394W
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