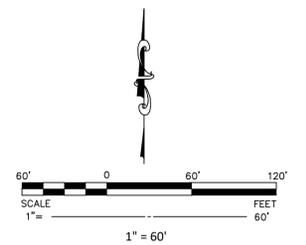
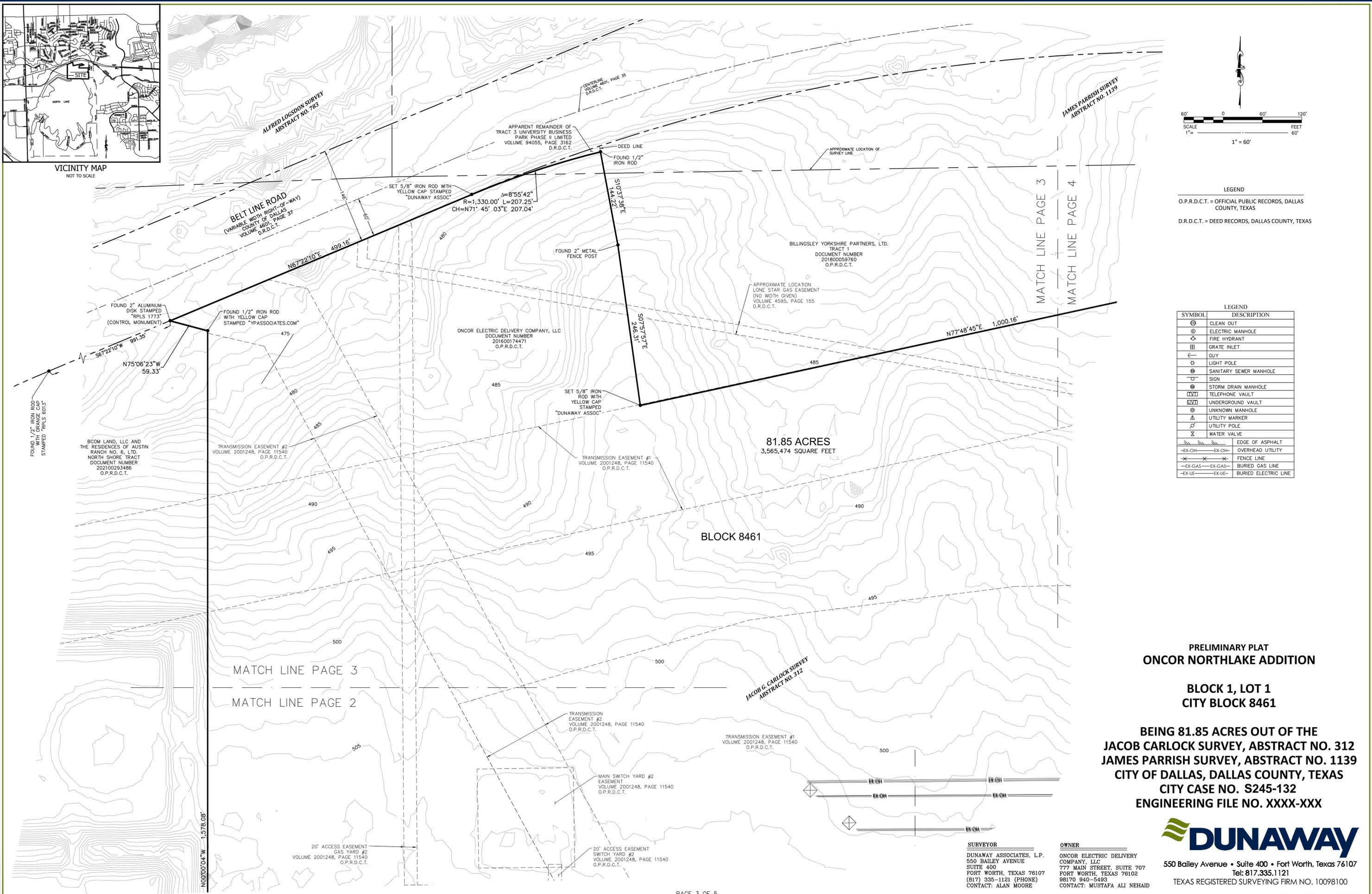


VICINITY MAP
NOT TO SCALE



LEGEND
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

LEGEND	
SYMBOL	DESCRIPTION
⊙	CLEAN OUT
⊕	ELECTRIC MANHOLE
⊕	FIRE HYDRANT
⊕	GRATE INLET
⊕	GUY
⊕	LIGHT POLE
⊕	SANITARY SEWER MANHOLE
⊕	SIGN
⊕	STORM DRAIN MANHOLE
⊕	TELEPHONE VAULT
⊕	UNDERGROUND VAULT
⊕	UNKNOWN MANHOLE
⊕	UTILITY MARKER
⊕	UTILITY POLE
⊕	WATER VALVE
—	EDGE OF ASPHALT
—	OVERHEAD UTILITY
—	FENCE LINE
—	BURIED GAS LINE
—	BURIED ELECTRIC LINE

PRELIMINARY PLAT
ONCOR NORTHLAKE ADDITION

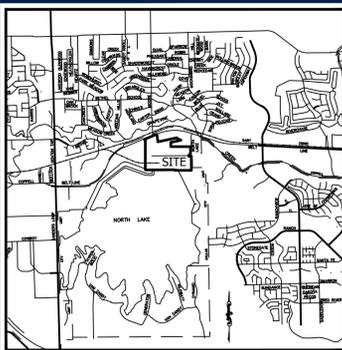
BLOCK 1, LOT 1
CITY BLOCK 8461

BEING 81.85 ACRES OUT OF THE
JACOB CARLOCK SURVEY, ABSTRACT NO. 312
JAMES PARRISH SURVEY, ABSTRACT NO. 1139
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY CASE NO. S245-132
ENGINEERING FILE NO. XXXX-XXX

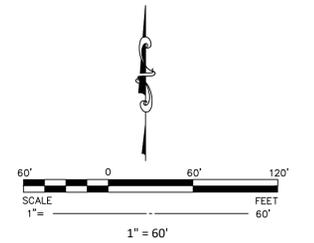
SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: ALAN MOORE

OWNER
ONCOR ELECTRIC DELIVERY
COMPANY, LLC
777 MAIN STREET, SUITE 707
FORT WORTH, TEXAS 76102
98170 940-5493
CONTACT: MUSTAFA ALI NEHAID

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100
JOB NUMBER: B005700.254

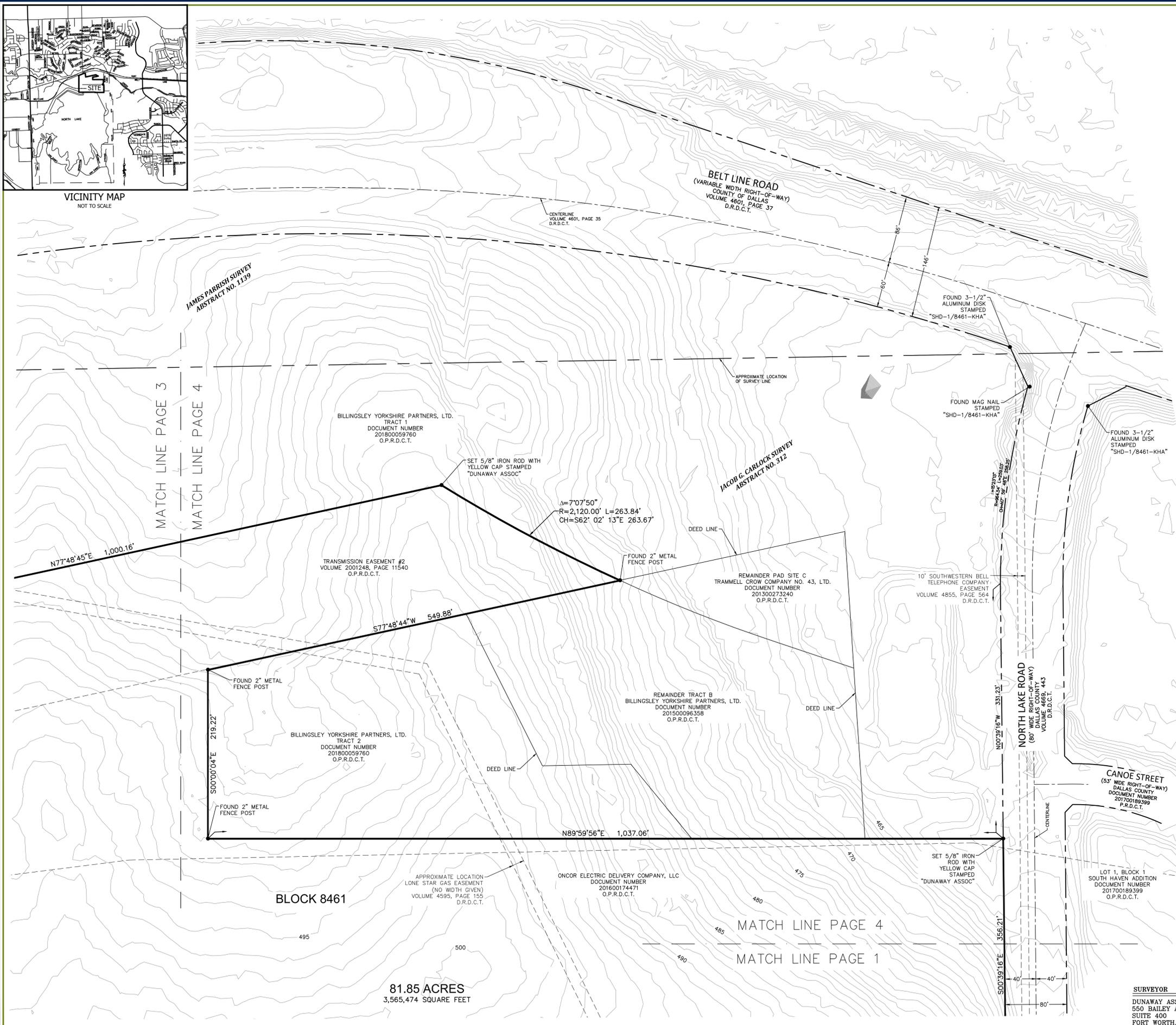


VICINITY MAP
NOT TO SCALE



LEGEND
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

LEGEND	
SYMBOL	DESCRIPTION
⊕	CLEAN OUT
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⊕	GRATE INLET
—	GUY
⊕	LIGHT POLE
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⊕	TELEPHONE VAULT
⊕	UNDERGROUND VAULT
⊕	UNKNOWN MANHOLE
⊕	UTILITY MARKER
⊕	UTILITY POLE
⊕	WATER VALVE
—	EDGE OF ASPHALT
—EX-OH—	EX-OH— OVERHEAD UTILITY
—X—X—X—	FENCE LINE
—EX-GAS—	EX-GAS— BURIED GAS LINE
—EX-E—	EX-E— BURIED ELECTRIC LINE



PRELIMINARY PLAT
ONCOR NORTHLAKE ADDITION

BLOCK 1, LOT 1
CITY BLOCK 8461

BEING 81.85 ACRES OUT OF THE
JACOB CARLOCK SURVEY, ABSTRACT NO. 312
JAMES PARRISH SURVEY, ABSTRACT NO. 1139
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY CASE NO. S245-132
ENGINEERING FILE NO. XXXX-XXX

81.85 ACRES
3,565,474 SQUARE FEET

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ONCOR ELECTRIC DELIVERY COMPANY, LLC is the owner of a tract of land situated in the Jacob G. Carlock Survey, Abstract Number 312, and the James Parrish Survey, Abstract Number 1139, Dallas County, in the City of Dallas, Texas and being all of a called 81.850 acre tract of land described in the deed to Oncor Electric Delivery Company, LLC recorded in Document Number 201600174471, Official Public Records of Dallas County, Texas and being more particularly described as follows:

WHEREAS ONCOR ELECTRIC DELIVERY COMPANY, LLC is the owner of a tract of land situated in the Jacob G. Carlock Survey, Abstract Number 312, and the James Parrish Survey, Abstract Number 1139, Dallas County, in the City of Dallas, Texas and being all of a called 81.850 acre tract of land described in the deed to Oncor Electric Delivery Company, LLC recorded in Document Number 201600174471, Official Public Records of Dallas County, Texas and being more particularly described as follows:

WHEREAS ONCOR ELECTRIC DELIVERY COMPANY, LLC is the owner of a tract of land situated in the Jacob G. Carlock Survey, Abstract Number 312, and the James Parrish Survey, Abstract Number 1139, Dallas County, in the City of Dallas, Texas and being all of a called 81.850 acre tract of land described in the deed to Oncor Electric Delivery Company, LLC recorded in Document Number 201600174471, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with yellow cap stamped "YPASSOCIATES.COM" for the southeast corner of said Oncor Electric Delivery Company, LLC tract and being on the west line of South Haven Addition, an addition to the City of Dallas according to the plat recorded in Document Number 201800020024, Official Public Records of Dallas County, Texas;

THENCE along the common line of said Oncor Electric Delivery Company, LLC tract and a tract of land described in the deed to Dallas County Irrigation District #1, recorded in Document Number 20210034110, Official Public Records of Dallas County, Texas, a tract of land described in the deed to City of Coppell, recorded in Document Number 20130027238, Official Public Records of Dallas County, Texas and a tract of land described in the deed to BCOM Land, LLC and the Residences of Austin Ranch No. 6, Ltd., recorded in Document Number 202100293486, Official Public Records of Dallas County, Texas the following 5 calls:

South 89 degrees 59 minutes 56 seconds West, a distance of 869.13 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC";

North 45 degrees 51 minutes 30 seconds West, a distance of 26.82 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC";

North 71 degrees 10 minutes 50 seconds West, a distance of 48.61 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC";

South 89 degrees 38 minutes 42 seconds West, a distance of 1,435.53 feet to a found 1/2-inch iron rod with yellow cap stamped "YPASSOCIATES.COM";

North 86 degrees 44 minutes 27 seconds West, a distance of 53.27 feet to a found 1/2-inch iron rod with yellow cap stamped "YPASSOCIATES.COM" for the southwest corner of said Oncor Electric Delivery Company, LLC tract and being an interior ell corner of said BCOM Land, LLC and the Residences of Austin Ranch No. 6, Ltd. tract;

THENCE North 00 degrees 00 minutes 04 seconds West, continuing along the common line of said Oncor Electric Delivery Company, LLC tract and said BCOM Land, LLC and the Residences of Austin Ranch No. 6, Ltd. tract, a distance of 1,578.08 feet to a found 1/2-inch iron rod with yellow cap stamped "YPASSOCIATES.COM" for corner;

THENCE North 75 degrees 06 minutes 23 seconds West, continuing along said common line, a distance of 59.33 feet to a found 2-inch aluminum disk stamped "RPLS 1773" in the south right-of-way line of Belt Line Road (variable width);

THENCE North 67 degrees 22 minutes 10 seconds East, continuing along the south right-of-way line of Belt Line Road, a distance of 499.16 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 1,330.00 feet and whose chord bears North 71 degrees 45 minutes 03 seconds East, a chord distance of 207.04 feet;

THENCE Northeasterly, departing the south right-of-way line of Belt Line Road and along said circular curve to the right, through a central angle of 08 degrees 55 minutes 42 seconds, an arc length of 207.25 feet to a found 1/2-inch iron rod for the most northerly northeast corner of said Oncor Electric Delivery Company, LLC tract and being on the west line of a tract of land described as Tract 1 in the deed to Billingsley Yorkshire Partners, Ltd., recorded in Document Number 201800059760, Official Public Records of Dallas County, Texas;

THENCE South 10 degrees 37 minutes 38 seconds East, along the common line of said Oncor Electric Delivery Company, LLC tract and said Tract 1, a distance of 144.22 feet to a found 2-inch metal fence post;

THENCE South 07 degrees 57 minutes 57 seconds East, continuing along said common line, a distance of 246.31 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the most westerly southwest corner of said Tract 1;

THENCE North 77 degrees 48 minutes 45 seconds East, continuing along said common line, a distance of 1,000.16 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for corner and being the beginning of a circular curve to the left, having a radius of 2,120.00 feet and whose chord bears South 67 degrees 02 minutes 13 seconds East, a chord distance of 263.67 feet;

THENCE Southeasterly, continuing along said common line and along said circular curve to the left, through a central angle of 07 degrees 07 minutes 50 seconds, an arc length of 263.84 feet to a found 2-inch metal fence post being the common north corner of a tract of land described as Pad Site C in the deed to Trammell Crow Company No. 43, Ltd. recorded in Document Number 201300273240, Official Public Records of Dallas County, Texas and a tract of land described as Tract B in the deed to Billingsley Yorkshire Partners, Ltd. recorded in Document Number 201500096358, Official Public Records of Dallas County, Texas;

THENCE South 77 degrees 48 minutes 44 seconds West, along the north lines of said Tract B and a tract of land described as Tract 2 in the deed to Billingsley Yorkshire Partners, Ltd. recorded in Document Number 201800059760, Official Public Records of Dallas County, Texas, a distance of 549.88 feet to a found 2-inch metal fence post for the northwest corner of said Tract 2;

THENCE South 00 degrees 00 minutes 04 seconds East, along the west line of said Tract 2, a distance of 219.22 feet to a found 2-inch metal fence post for the southwest corner of said Tract 2;

THENCE North 89 degrees 59 minutes 56 seconds East, along the south line of said Tract 2, said Tract B and said Tract 1, a distance of 1,037.06 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" in the west right-of-way line of North Lake Road (80 feet wide);

THENCE South 00 degrees 39 minutes 16 seconds East, along the west right-of-way line of North Lake Road, a distance off 356.21 feet to a point from which a found 3-1/2-inch aluminum disk stamped "SHD-1/8461-KHA" bears North 67 degrees 33 minutes 56 seconds East, a distance of 0.45 feet;

THENCE South 44 degrees 39 minutes 40 seconds West, continuing along the west right-of-way line of North Lake Road, a distance of 127.16 feet to a found 3-1/2-inch aluminum disk stamped "SHD-1/8461-KHA";

THENCE South 00 degrees 20 minutes 20 seconds East, continuing along the west right-of-way line of North Lake Road, a distance of 60.01 feet to a found 3-1/2-inch aluminum disk stamped "SHD-1/8461-KHA";

THENCE North 89 degrees 38 minutes 47 seconds East, continuing along the west right-of-way line of North Lake Road, a distance of 129.79 feet to a point from which a found 5/8-inch iron rod with red cap stamped "KHA" bears South 79 degrees 09 minutes 46 seconds East, a distance of 0.64 feet, said point being the northwest corner of said South Haven Addition;

THENCE South 00 degrees 34 minutes 36 seconds East, along the common line of said Oncor Electric Delivery Company, LLC tract and said South Haven Addition, a distance of 663.71 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC";

THENCE South 00 degrees 34 minutes 36 seconds East, continuing along said common line, a distance of 75.75 feet to the POINT OF BEGINNING and CONTAINING a computed area of 81.85 acres or 3,565,474 square feet of land, more or less.

SURVEYORS STATEMENT

I, Alan Moore, 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 Rule 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, Section 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 _____, 2025.

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.

Alan Moore
Registered Professional Land Surveyor
Texas Registration No. 5537
Dunaway Associates, LP
550 Bailey Ave. Suite 400
Fort Worth, Texas 76107
(817) 335-1121
amoore@dunaway.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alan Moore, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFOR, KNOW ALL MEN 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 NORTHLAKE 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements is the responsibility of the property owner. No building, 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 or 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 or 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 replat 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 _____, 2025.

By: ONCOR ELECTRIC DELIVERY COMPANY, LLC

By: _____
MUSTAFA ALI NEHAID

Title: Engineer Senior - Station Civil

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mustafa Ali Nehaid, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

<p>CERTIFICATE OF APPROVAL</p> <p>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. 2025 and same was duly approved on the ____ day of _____, A.D. 2025 by said Commission.</p> <p style="text-align: right;">_____ Chairperson or Vice President City Plan Commission Dallas, Texas</p> <p>Attest: _____</p> <p style="text-align: right;">Secretary</p>
--

**PRELIMINARY PLAT
ONCOR NORTHLAKE ADDITION**

**BLOCK 1, LOT 1
CITY BLOCK 8461**

**BEING 81.85 ACRES OUT OF THE
JACOB CARLOCK SURVEY, ABSTRACT NO. 312
JAMES PARRISH SURVEY, ABSTRACT NO. 1139
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY CASE NO. S245-132
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100**

SURVEYOR
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CONTACT: MUSTAFA ALI NEHAID