



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land situated in the John Hall Survey, Abstract No. 601, in the City of Dallas, being part of a called 10.105 acre tract of land described as Tract 1 and all of a 1.633 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to HSM HWY 342 & TELEPHONE RD LP, as recorded in Instrument No. 202300106974, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of Horn's Subdivision, an addition to the City of Dallas, recorded in Volume 498, Page 1937, of the Deed Records of Dallas County, Texas, being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found in the northeast line of said Tract 2 and the southwest line of a tract of land described in General Warranty Deed to Dallas Telephone Road Property LLC, as recorded in Instrument No. 202100182012, O.P.R.D.C.T., being in the southeast line of Telephone Road (variable width right-of-way);

THENCE South 30 degrees 29 minutes 32 seconds East, departing the southeast line of aid Telephone Road, with the northeast line of said Tract 2 and the southwest line of said Dallas Telephone Road Property LLC tract, at a distance of 180.00 feet passing a 5/8-inch iron rod found at the east corner of said Tract 2 and the northernmost northeast corner of said Tract 1, continuing with the northeast line of said Tract 1 and the southwest line of said Dallas Telephone Road Property LLC tract, a total distance of 545.48 feet to the east corner of said Tract 1, being in the northwesterly line of Cedar Valley College, an addition to the City of Dallas and the City of Lancaster, recorded in Volume 74247, Page 706, D.R.D.C.T., being in the approximate center of Overton Branch;

THENCE with the southeasterly line of said Tract 1, the northwesterly line of said Cedar Valley College and said approximate center of Overton Branch, the following (5) courses and distances:

- 1) South 56 degrees 21 minutes 08 seconds West, a distance of 77.57 feet;
- 2) South 89 degrees 04 minutes 28 seconds West, a distance of 75.00 feet;
- 3) South 56 degrees 21 minutes 08 seconds West, a distance of 115.00 feet;
- 4) South 29 degrees 32 minutes 52 seconds East, a distance of 164.00 feet;
- 5) South 60 degrees 09 minutes 08 seconds West, a distance of 290.83 feet;

THENCE North 21 degrees 19 minutes 12 seconds West, departing southeasterly line of said Tract 1, the northwesterly line of said Cedar Valley College and said approximate center of Overton Branch, at a distance of 506.25 feet passing a 1/2-inch iron rod with cap stamped "PJB SURVEYING" found at the south corner of said Tract 2, continuing a total distance of 688.58 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" found at the west corner of said Tract 2, being in the southeast line of said Telephone Road;

THENCE North 89 degrees 30 minutes 28 seconds East, with the northwest line of said Tract 2 and the southeast line of said Telephone Road, a distance of 441.27 feet to the POINT OF BEGINNING and containing 6.859 acres (298,790 square feet) of land.

SURVEYOR'S STATEMENT:

I, Patrick J. Baldasaro, 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 the Texas Local Government Code, Chapter 212. I further affirm that monummentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files 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

Patrick J. Baldasaro
Texas Registered Professional Land Surveyor No. 5504

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Patrick J. Baldasaro, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for
State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HSM HWY 342 & TELEPHONE RD LP, acting by and through its duly authorized agent, John Doe, does hereby adopt this plat designating the herein above described property as **Telephone Road 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 Firelane 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 the paving on the Utility and Firelane 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 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 the 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 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

Witnees my hand this _____ day of _____, 2024.

HSM HWY 342 & TELEPHONE RD LP

By: John Doe, Authorized Agent

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared John Doe, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for
State of Texas

PRELIMINARY PLAT
TELEPHONE ROAD ADDITION

LOTS 1 & 2, BLOCK 8325

BEING A REPLAT OF HORN'S SUBDIVISION
6.859 TOTAL ACRES

SITUATED IN THE
JOHN HALL SURVEY, ABSTRACT NO. 601
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-198

SEPTEMBER 12, 2024

SURVEYOR
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-646-6869

OWNER/SUBDIVIDER
HSM HWY 342 & TELEPHONE RD LP
277
DALLAS, TEXAS 75219