



OWNER'S CERTIFICATE:
 THE STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS the City of Dallas is the owner of a 55.296 Acre (2,408,709 Square Foot) tract of Unplatted land situated in the E. Durbin Survey, Abstract Number 384, and the G.W. Dooley Survey, Abstract Number 390, Dallas County, Texas, lying in Blocks 7929 and 8662, official City of Dallas Block Numbers, and being a part of the land conveyed to the City of Dallas by the following instruments:

1. Volume 73066, Page 1073
2. Volume 74029, Page 777
3. Volume 73252, Page 392
4. Instrument Number 200900184476
5. Instrument Number 202100273302
6. The bed of the Old Channel of the West Fork of the Trinity River, conveyed to the City of Dallas by Texas Senate Bill 44, March 30, 1925 and being more particularly described as follows:

BEGINNING at a 5/8 inch dia. Iron Rod with cap marked "DALLAS" (hereinafter referred to as "5/8\"/>

THENCE South 00°40'24" East with the common line between said Block A/7929 and the herein described tract of land, pass at a distance of 104.00 feet a 5/8\"/>

THENCE South 30°56'17" West, continuing over and across a portion of said City of Dallas property a distance of 826.91 feet to an outside corner of the herein described tract of land (not monumented);

THENCE South 89°19'36" West, continuing over and across a portion of said City of Dallas property a distance of 700.00 feet to an outside corner of the herein described tract of land (not monumented);

THENCE North 00°42'38" East, continuing over and across a portion of said City of Dallas property, pass at 626.49 feet a 5/8\"/>

THENCE North 00°42'38" East, continuing over and across a portion of said City of Dallas property, pass at 626.49 feet a 5/8\"/>

THENCE North 76°10'48" East, continuing with the South line of said Lot 15 a distance of 25.00 feet to a 5/8\"/>

THENCE North 89°10'48" East, continuing with the South line of said Lot 15 a distance of 86.76 feet to the intersection with the West line of the above said bed of the Old Channel of the West Fork of the Trinity River (not monumented);

THENCE North 01°22'07" West with the said West line of the West Fork a distance of 85.46 feet to an outside corner of the herein described tract of land (not monumented);

THENCE North 16°57'42" East, continuing with the said West line of the West Fork a distance of 250.70 feet to an outside corner of the herein described tract of land (not monumented);

THENCE South 69°01'48" East, over and across said West Fork a distance of 176.41 feet to the intersection with the East line of said West Fork, being also the West line of the above referenced Chipt Dallas Conveyor LP property (not monumented);

THENCE South 20°58'12" West with the common line between said West Fork and Chipt Dallas Conveyor LP properties a distance of 100.00 feet to an inside corner of the herein described tract of land (not monumented);

THENCE South 01°22'07" East, continuing with said common property line a distance of 131.88 feet to the Northwest corner of that tract of land referenced above as conveyed to the City of Dallas by the City of Highland Park (not monumented)

THENCE North 89°19'36" East with the common line between said Chipt tract and the herein described tract of land a distance of 1,374.25 feet to the POINT OF BEGINNING, containing 2,408,709 Square Feet, or 55.296 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

SURVEYOR'S STATEMENT:
 I, Scott Holt, 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 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 Reason.
 Scott Holt
 Texas Registered Professional Land Surveyor No. 4895

THE STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Holt, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 My Commission Expires: _____, 20__

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT is to plat unplatted land.
 2. LOT TO LOT Drainage will not be allowed without engineering section approval.
 3. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
 4. ALL COORDINATES are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization Adjustment of 2011, No Scale, No Projection.
 5. Controlling Monuments are shown on Drawing No. 320R-408 in the City of Dallas Survey Records Vault.
 6. Ⓢ Indicates a 5/8-inch diameter iron rod with City of Dallas Cap set for a Previous Survey.

PLACE COUNTY RECORDING STICKER HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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.

Attest: _____
 Chairperson
 City Plan Commission
 Dallas, Texas

Secretary

PRELIMINARY PLAT
HAMPTON PUMP STATION ADDITION
AN INDUSTRIAL SUBDIVISION
 Lot 1, Block A/8662
 A PLAT OF 11.296 ACRES OF LAND IN THE
 E. DURBIN SURVEY, ABSTRACT NO. 384
 AND THE
 G.W. DOOLEY SURVEY, ABSTRACT NO. 660
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAT FILE NO. S234-165
 AUGUST, 2024

OWNER:
 DALLAS WATER UTILITIES
 1500 Marilla Street
 Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
 DEPARTMENT OF PUBLIC WORKS
 320 E. JEFFERSON RLM 307
 DALLAS, TEXAS 75203

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Alireza Hatefi does hereby adopt this plat, designating the herein above described property as HAMPTON PUMP STATION ADDITION, AN INDUSTRIAL SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets and alleys 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.

By: _____

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Alireza Hatefi, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____, 20_____

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HAMPTON PUMP STATION ADDITION
AN INDUSTRIAL SUBDIVISION
Lot 1, Block A/8662
A PLAT OF 11.296 ACRES OF LAND IN THE
E. DURBIN SURVEY, ABSTRACT NO. 384
AND THE
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-165
AUGUST, 2024

OWNER:
DALLAS WATER UTILITIES
1500 Marilla Street
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
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