



SURVEY LEGEND

LINE TABLE		CONTROL LEGEND	
	Easement		Property Corner (As Noted)
	Property RW Line		Benchmark (BM)
	Proposed Easement		Control
	Gas	SYMBOL TABLE	
	Overhead Electric		Utility Pole
	Sanitary Sewer		Guy Wire
	Storm Sewer		Light Pole
	Water		Single Post Sign
	Curb Line		Tree
	Edge of Asphalt		Manhole
	Edge of Concrete		
	Center Line		
	Major Contour		
	Minor Contour		
	Fence		
ABBREVIATION LEGEND			
P.O.B.	Point of Beginning		
R.O.W.	Right of Way		
N	North		
S	South		
E	East		
W	West		
CIRS	1/2" Iron Rod With Cap Set Stamped "Bowman Prop Cor"		
CIRF	Capped Iron Rod Found (As Noted)		
IRF	Iron Rod Found		
FL	Flow Line		
GUT	Gutter		
GMKR	Gas Marker		
PP	Power Pole		
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas		
D.R.D.C.T.	Deed Records, Dallas County, Texas		
P.R.D.C.T.	Plat Records, Dallas County, Texas		

PRELIMINARY PLAT
LOT 1, BLOCK 6113
LULLWATER BESS ADDITION

 BEING A 2.060 ACRE TRACT OF LAND
 BEING A PORTION OF TRACT II, BLOCK 6113
 SITUATED WITHIN THE
 WASHINGTON F. CRAWFORD SURVEY, ABSTRACT NO. 291
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-009
 ENGINEERING NO. 311T-_____

OWNER:
 American Brownfield
 MCIC LLC
 9314 W. Jefferson
 Blvd.
 Dallas, TX 75211

PREPARED BY:
 Bowman Consulting Group, Ltd.
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 TBPELS #10120600

This plat is recorded in document number _____, dated _____

LEGAL DESCRIPTION OF PLAT PERIMETER

STATE OF TEXAS
COUNTY OF DALLAS

BEING a 2.060 acre tract of land situated within the Washington F. Crawford Survey, Abstract No. 291, City of Dallas, Dallas County, Texas, being a portion of Tract II described in the Deed Without Warranty to American Brownfield MCIC, LLC recorded under Instrument No. 201200297936 in the Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a "Box" Cut found bears for reference NORTH 11 degrees 40 seconds 38 seconds West. 0.77 fee; said point being on the east right of way line of Southeast 14th Street, a 100-foot right of way, and being the southwest corner of said 2.060 acre tract of land, and the northwest corner of a called 0.858 acre tract of land described to TXU Generation Company LP, TXU Mountain Creek Company LP, and TXU Electric Delivery Company in Special Warranty Deed recorded under Instrument No. 200101646953;

THENCE NORTH 00 degrees 36 minutes 25 seconds WEST, 185.10 feet with the east right of way line of said Southeast 14th Street to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

- THENCE the following seven (7) calls through the interior of said Tract II :
1. NORTH 89 degrees 26 minutes 34 seconds EAST, 439.64 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. SOUTH 00 degrees 33 minutes 26 seconds EAST, 118.42 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 23 degrees 48 minutes 22 seconds WEST, 95.39 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
4. SOUTH 22 degrees 04 minutes 44 seconds WEST, 48.42 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
5. SOUTH 89 degrees 26 minutes 34 seconds WEST, 132.70 feet to 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
6. NORTH 00 degrees 23 minutes 49 seconds WEST, 65.45 feet to its intersection with the east line of said called 0.858 tract of land to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
7. SOUTH 89 degrees 18 minutes 57 seconds WEST, 248.98 feet to the POINT OF BEGINNING, containing 2.060 acres or 89,780 square feet.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, American Brownfield MCIC LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinafter described real property as LOT 1, LULLWATER BESS ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public's use the streets, easements, and parks shown thereon except the private easements shown thereon.

American Brownfield MCIC LLC

Developer's/Owner's signature

STATE OF TEXAS
COUNTY OF

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LULLWATER BESS ADDITION, LOT 1, a subdivision to the City of Dallas, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LULLWATER BESS ADDITION, LOT 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

American Brownfield MCIC LLC
Developer's/Owner's signature

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared 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 purpose and consideration therein stated.

Given upon my hand and seal of office this day of , 2023.

Notary Public in and for the State of Texas

SURVEY NOTES

- 1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
2. THE SUBJECT TRACT IS ZONED "R-7.5(A)" RESIDENTIAL PER THE CITY OF DALLAS ZONING ORDINANCE.
3. UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER WAP NUMBER 4811300455M DATED MARCH 21, 2019 PANEL 455 OF 725, SUBJECT TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X SHADED, AREAS DETERMINED TO HAVE A 0.2% 1.0% CHANCE OF ANNUAL FLOODING, AND ZONE AE, AREAS WITHOUT BASE FLOOD ELEVATIONS.
5. THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDING SITE.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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. I further affirm that monumentation shown hereon was either found or placed in compliance, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the day of , 2023.

RELEASED FOR REVIEW PURPOSES ONLY, FOR CITY REVIEW 2023-10. 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.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
I, Tony Shidi, 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

Tree Table with columns: Point #, Size & Type. Rows 5000-5019.

Tree Table with columns: Point #, Size & Type. Rows 5020-5039.

Tree Table with columns: Point #, Size & Type. Rows 5040-5059.

Tree Table with columns: Point #, Size & Type. Rows 5060-5079.

Tree Table with columns: Point #, Size & Type. Rows 5080-5099.

Tree Table with columns: Point #, Size & Type. Rows 5100-5119.

Tree Table with columns: Point #, Size & Type. Rows 5120-5139.

Tree Table with columns: Point #, Size & Type. Rows 5140-5156.

UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

This plat is recorded in document number , dated .

OWNER: American Brownfield MCIC LLC
PREPARED BY: Bowman Consulting Group, Ltd.
Bowman logo
© 2023 Bowman Consulting Group, Ltd.
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JOB NO. 210809 DATE: 2023-08-08 DRAWN BY: JRP CHECKED BY: RAH SHEET 2 OF 2 SHEETS