



SURVEY LEGEND

LINE TABLE	CONTROL LEGEND
--- Easement	○ Property Corner (As Noted)
— Property RW Line	⊕ Benchmark (BM)
--- Proposed Easement	△ Control
--- Gas	
--- Overhead Electric	SYMBOL TABLE
--- Sanitary Sewer	⊕ Utility Pole
--- Storm Sewer	— Guy Wire
--- Water	⊕ Light Pole
--- Curb Line	⊕ Single Post Sign
--- Edge of Asphalt	⊕ Tree
--- Edge of Concrete	⊕ Manhole
--- Center Line	
--- 570 Major Contour	
--- 566 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.
 Jonathan E. Cooper, RPLS
 jcooper@bowman.com
 1200 West Magnolia Avenue
 Suite 300
 Fort Worth, TX. 76104
 469-804-0233

Bowman

© 2023 Bowman Consulting Group, Ltd.
 1200 West Magnolia Boulevard, Suite 300 Fort Worth, Texas 76104
 Phone: (214) 484-8586
 www.Bowman.com
 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 hereinabove 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, <u>Tony Shidi</u> , Chairperson or <u>Brent Rubin</u> , 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	
Point #	Size & Type
5000	(2) 12' ELM
5001	12' ELM
5002	7" HACKBERRY
5003	7" MULBERRY
5004	6" HACKBERRY
5005	7" ELM
5006	7" ELM
5007	(2) 16" ELM
5008	14" PECAN
5009	12" PECAN
5010	10" ELM
5011	10" HACKBERRY
5012	8" HACKBERRY
5013	8" HACKBERRY
5014	6" HACKBERRY
5015	8" HACKBERRY
5016	8" ASH
5017	8" HACKBERRY
5018	10" ELM
5019	10" ELM

Tree Table	
Point #	Size & Type
5020	12" CEDAR
5021	10" ELM
5022	18" ELM
5023	8" HACKBERRY
5024	14" ELM
5025	8" HACKBERRY
5026	12" HACKBERRY
5027	14" CEDAR
5028	8" BLACK CHERRY
5029	10" HACKBERRY
5030	10" HACKBERRY
5031	14" PECAN
5032	(3) 10" HACKBERRY
5033	10" MESQUITE
5034	8" ELM
5035	12" ELM
5036	(3) 8" WILLOW
5037	8" HACKBERRY
5038	(2) 12" ELM
5039	7" HACKBERRY

Tree Table	
Point #	Size & Type
5040	7" PECAN
5041	(2) 14" PECAN
5042	8" HACKBERRY
5043	6" HERCULES CLUB
5044	14" HACKBERRY
5045	12" HERCULES CLUB
5046	8" ELM
5047	8" HACKBERRY
5048	14" ELM
5049	10" ELM
5050	12" ELM
5051	8" HACKBERRY
5052	6" HACKBERRY
5053	6" HACKBERRY
5054	6" PECAN
5055	8" 12" ELM
5056	14" ELM
5057	18" BOIS D ARK
5058	12" HACKBERRY
5059	8" ELM

Tree Table	
Point #	Size & Type
5060	10" HACKBERRY
5061	13" ELM
5062	10" PECAN
5063	10" ELM
5064	(2) 12" ELM
5065	(2) 7" ELM
5066	(2) 12" ELM
5067	18" ELM
5068	15" ELM
5069	15" ELM
5070	(2) 14" ELM
5071	8" HACKBERRY
5072	8" ELM
5073	8" ELM
5074	10" ASH
5075	14" ELM
5076	8" HACKBERRY
5077	11" PECAN
5078	8" HACKBERRY
5079	8" HACKBERRY

Tree Table	
Point #	Size & Type
5080	6" ELM
5081	8" PECAN
5082	6" ELM
5083	10" HACKBERRY
5084	10" ELM
5085	8" HACKBERRY
5086	8" ELM
5087	8" ELM
5088	10" HACKBERRY
5089	8" HACKBERRY
5090	22" HACKBERRY
5091	10" HACKBERRY
5092	8" HACKBERRY
5093	8" HACKBERRY
5094	8" HACKBERRY
5095	8" ELM
5096	8" HACKBERRY
5097	14" HACKBERRY
5098	10" HACKBERRY
5099	8" HACKBERRY

Tree Table	
Point #	Size & Type
5100	10" HACKBERRY
5101	12" ELM
5102	6" ELM
5103	(2) 24" ELM
5104	8" ASH
5105	8" HACKBERRY
5106	(2) 14" ELM
5107	(2) 14" ELM
5108	(2) 6" HACKBERRY
5109	8" HACKBERRY
5110	10" HERCULES CLUB
5111	8" HACKBERRY
5112	12" HERCULES CLUB
5113	8" HACKBERRY
5114	9" BOIS D ARC
5115	10" HACKBERRY
5116	10" ELM
5117	8" ELM
5118	10" ELM
5119	10" ELM

Tree Table	
Point #	Size & Type
5120	10" ELM
5121	6" ELM
5122	7" PECAN
5123	8" HACKBERRY
5124	14" PECAN
5125	8" HACKBERRY
5126	8" HACKBERRY
5127	14" HACKBERRY
5128	8" HACKBERRY
5129	10" HACKBERRY
5130	10" CEDAR
5131	10" HACKBERRY
5132	24" ELM
5133	(2) 8" PECAN
5134	11" ELM
5135	13" CEDAR
5136	(2) 8" MULBERRY
5137	8" ELM
5138	10" ELM
5139	(2) 6" ELM

Tree Table	
Point #	Size & Type
5140	8" HACKBERRY
5141	(2) 6" HACKBERRY
5142	10" BODART
5143	13" HACKBERRY
5144	9" HERCULES CLUB
5145	(3) 12" HACKBERRY
5146	12" HACKBERRY
5147	11" HACKBERRY
5148	9" HACKBERRY
5149	6" HACKBERRY
5150	6" HACKBERRY
5151	12" ELM
5152	8" HACKBERRY
5153	6" HACKBERRY
5154	7" ELM
5155	7" HACKBERRY
5156	6" HACKBERRY

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 9314 W. Jefferson Blvd. Dallas, TX 75211	PREPARED BY: Bowman Consulting Group, Ltd. Jonathan E. Cooper, RPLS jcooper@bowman.com 1200 West Magnolia Avenue Suite 300 Fort Worth, TX. 76104 469-804-0233	<h1 style="margin: 0;">Bowman</h1> <p style="font-size: small;">© 2023 Bowman Consulting Group, Ltd. 1200 West Magnolia Boulevard, Suite 300 Phone: (214) 484-8586 Fort Worth, Texas 76104 www.Bowman.com TBPELS #10120600</p>
JOB NO. 210809	DATE: 2023-08-08	DRAWN BY: JRP
CHECKED BY: RAH	SHEET 2 OF 2 SHEETS	