

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Ca.	CABINET
Vol.	VOLUME
Pa.	PAGE
No.	NUMBER
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MROCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - The purpose of this replat is to combine 15 lots into 1 development lot.

PRELIMINARY PLAT
POWER AND LIGHT ADDITION

LOT 1A, BLOCK 11/921
BEING A REPLAT OF ALL OF LOTS 1-12, BLOCK 11/921
AND A PORTION OF BLOCK 924-1/2 AS CONVEYED BY
VOL. 2005069, PG. 6182 DRDCT AND
INSTRUMENT NO. 201600050487 OPRDCT
JOHN GRIGSBY SURVEY - ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 3.792 ACRES
CITY PLAN FILE NO. S234-033
CITY ENGINEER PLAN FILE NO. DP23-___

OWNERS Addie Marreo, L.P. 1722 S Harwood S, Dallas, TX 75215 RE/Source Professionals, Inc. PO Box 703628, Dallas, TX 75370 David Bruce Galinet PO Box 703176, Dallas, TX 75370 Kelly Street Land, Ltd. PO Box 703628, Dallas, TX 75370 Parkel LLC PO Box 180101, Dallas, TX 75218	APPLICANT Hunt Neurohr 6060 N Central Expwy, Ste 770 Dallas, TX 75206 Telephone: (214) 534-1817	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 F-2121 / TBPL'S No. F-10043100 Contact: Mike Martinie
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Drawn: G. 2023 285331-488 Revision: Eng/100 Preliminary/Plat/Map Sold By: Kirthan. Scale: 1" = 30'. Date: 12/20/2023 4:41:39 PM
 Plotted by: Automated Plot Date: 12/20/2023 4:44 PM

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 1 thru 12, City Block 11/921, S.Q. Richardson's Southside Addition, Volume 85, Page 263 Deed Records, Dallas County, Texas (DRDCT), and being a portion of Block 924-1/2, being all of a tract conveyed to Addie Marreo, L.P., according to the deed recorded in Instrument No. 201700076387, Official Public Records, Dallas County, Texas (OPRDCT), and being all of the tracts conveyed to RE/Source Professionals, Inc., according to the deeds recorded in Instrument No. 200600015569 OPRDCT, Vol. 2004072, Page 8192 DRDCT, 202200077739 OPRDCT, and being all of the tracts conveyed to David Bruce Galinet, according to the deeds recorded in Vol. 2003115, Page 15493 DRDCT, Vol. 2003108, Page 9741 DRDCT, Vol. 2003108, Page 9745 DRDCT, Vol. 2004056, Page 4224 DRDCT, Instrument No. 200900079713 OPRDCT, Vol. 2004050, Page 7326 DRDCT, and being all of the tract conveyed to Kelly Street Land, Ltd., according to the deeds recorded in Vol. 2005069, Page 6182 DRDCT, and being all of the tract conveyed to Parkel LLC, according to the deed recorded in Instrument No. 201600050487 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at an "X" set in concrete for the intersection of north line of South Ervay Street (60 foot right-of-way) and the east line of Richardson Avenue (60 foot right-of-way), also being the southwest corner of said Block 11/921;

THENCE N 37°44'00" E, 313.50 feet along the east line of said Richardson Avenue to a point at the intersection of the east line thereof and the south line of St Paul Street (40 foot right-of-way), also being the northwest corner of said Block 11/921;

THENCE S 51°50'00" E, 375.89 feet along the south line of said St Paul Street to a point on the east line of Kelly Avenue (a called 40 foot right-of-way), also being the west line of a tract conveyed to 1810 Kelly Street Properties, LLC, according to the deed recorded in Instrument No. 201700231133 OPRDCT;

THENCE S 37°09'30" W, 18.48 feet along the east line of said Kelly Avenue to a point on the east line thereof at the southwest corner of said tract conveyed to 1810 Kelly Street Properties, LLC;

THENCE S 59°33'00" E, 113.03 feet along the south line of said 1810 Kelly tract to a point at the southeast corner of said Kelly tract, also being on the west line of the Dallas Area Rapid Transit (DART) Line (variable width right-of-way, formerly the Gulf, Colorado, and Santa Fe (G.C. and S.F.) Railroad);

THENCE along the west line thereof, the following:

S 30°07'10" W, 244.54 feet;

N 41°47'00" W, 15.30 feet;

S 37°09'30" W, 125.19 feet to a 5/8 inch capped iron rod found at the southeast corner of said Block 924-1/2, also being at the southwest corner of said DART tract, also being on the north line of said South Ervay Street;

THENCE N 41°42'00" W, 309.44 feet along the north line thereof to a point;

THENCE N 51°50'00" W, 202.61 feet along the north line thereof to the POINT OF BEGINNING with the subject tract containing 165,199 square feet or 3.792 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Addie Marreo, L.P., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as POWER AND LIGHT ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 _____, 2023.

Addie Marreo, L.P.
Name, Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2023.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RE/Source Professionals, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as POWER AND LIGHT ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 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).

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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 _____, 2023.

RE/Source Professionals, Inc.
Name, Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2023.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That David Bruce Galinet, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as POWER AND LIGHT ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 _____, 2023.

David Bruce Galinet
Name, Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2023.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kelly Street Land, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as POWER AND LIGHT ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 _____, 2023.

Kelly Street Land, Ltd.
Name, Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2023.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Parkel LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as POWER AND LIGHT ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 _____, 2023.

Parkel LLC
Name, Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2023.

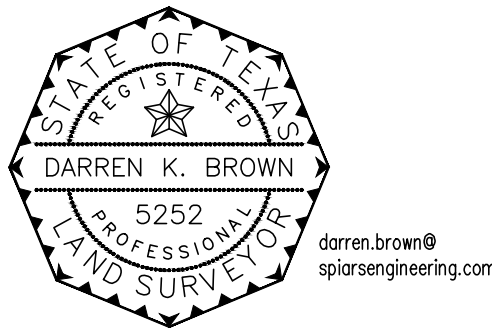
Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 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 _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 _____, 2023.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2023.

Notary Public, State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shihid, 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

PRELIMINARY PLAT

POWER AND LIGHT ADDITION

LOT 1A, BLOCK 11/921
BEING A REPLAT OF ALL OF LOTS 1-12, BLOCK 11/921 AND A PORTION OF BLOCK 924-1/2 AS CONVEYED BY VOL. 2005069, PG. 6182 DRDCT AND INSTRUMENT NO. 201600050487 OPRDCT JOHN GRIGSBY SURVEY ~ ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS TOTAL AREA - 3.792 ACRES CITY PLAN FILE NO. S234-033 CITY ENGINEER PLAN FILE NO. DP23-____

OWNERS: Addie Marreo, L.P., 1722 S Harwood S, Dallas, TX 75215, RE/Source Professionals, Inc., PO Box 703628, Dallas, TX 75370, David Bruce Galinet, PO Box 703176, Dallas, TX 75370, Kelly Street Land, Ltd., PO Box 703628, Dallas, TX 75370, Parkel LLC, PO Box 180101, Dallas, TX 75218
APPLICANT: Hunt Neurohr, 6060 N Central Expwy, Ste 770, Dallas, TX 75206, Telephone: (214) 534-1817
ENGINEER / SURVEYOR: Spiars Engineering, Inc., 765 Custer Road, Suite 100, Plano, TX 75075, Telephone: (972) 422-0077, TBPE No. F-2121 / TBPLS No. F-10043100, Contact: Mike Martinie