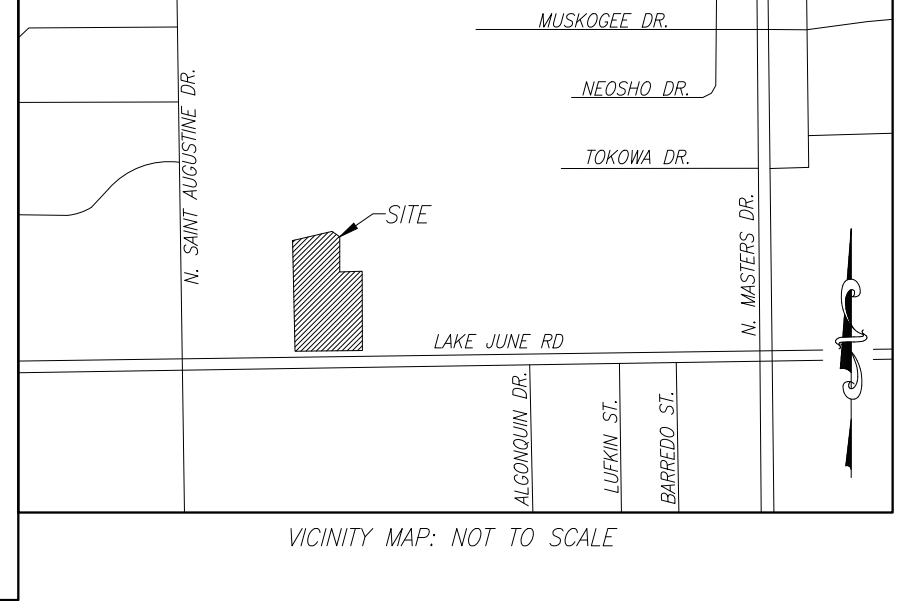


LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTRIBUTING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL./PG.	VOLUME/PAGE
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
BLK.	BLOCK
SF	SQUARE FEET
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647"
MAC SET	NAI WITH 1.5" WASHER STAMPED "HANNA SURVEYING" SET



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DALLAS COUNTY, IS THE SOLE OWNER OF A COMBINED 3.236 ACRE TRACT OF LAND SITUATED IN THE SOLOMON CARVER SURVEY, ABSTRACT NUMBER 260, CITY BLOCK 6715, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 24.232 ACRE TRACT OF LAND AS CONVEYED TO DALLAS COUNTY IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202300177567 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND CONTAINING ALL OF THAT CALLED 0.8007 ACRE TRACT OF LAND AS CONVEYED TO DALLAS COUNTY IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202300131615, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 2, BLOCK A/6715, PRAIRIE CREEK LIBRARY ADDITION, AS DEPICTED IN A PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20130027970 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (P.R.D.C.T.), SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF LAKE JUNE ROAD;

THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 2, NORTH 01 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 351.85 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING AN INTERIOR CORNER OF SAID 24.232 ACRE TRACT;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 2, AND TRaversing THROUGH SAID 24.232 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 01 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 145.24 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 77 DEGREES 43 MINUTES 29 SECONDS EAST, A DISTANCE OF 180.84 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

SOUTH 60 DEGREES 27 MINUTES 12 SECONDS EAST, A DISTANCE OF 38.44 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 59 DEGREES 35 MINUTES 43 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING SOUTH 00 DEGREES 15 MINUTES 03 SECONDS EAST, A CHORD DISTANCE OF 49.69 FEET;

FOLLOWING SAID NONTANGENTIAL CURVE TO THE LEFT, AN ARC LENGTH OF 52.01 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

SOUTH 00 DEGREES 03 MINUTES 49 SECONDS EAST, A DISTANCE OF 110.72 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 89 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 1.41 FEET, TO 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID 0.8007 ACRE TRACT;

THENCE, FOLLOWING THE COMMON LINE OF SAID 24.232 ACRE TRACT AND SAID 0.8007 ACRE TRACT, NORTH 89 DEGREES 00 MINUTES 14 SECONDS EAST, A DISTANCE OF 98.37 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647"; SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID 0.8007 ACRE TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO IDA M. DIXSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200029318, D.R.D.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID 24.232 ACRE TRACT AND SAID 0.8007 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID 0.8007 ACRE TRACT AND SAID DIXSON TRACT, SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 342.81 FEET, AND CONTINUING A TOTAL DISTANCE OF 352.69 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID 0.8007 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF LAKE JUNE ROAD;

THENCE, FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF LAKE JUNE ROAD, THE FOLLOWING COURSES:

SOUTH 88 DEGREES 56 MINUTES 51 SECONDS WEST, A DISTANCE OF 99.43 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID 0.8007 ACRE TRACT;

SOUTH 89 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 200.13 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 140,949.411 SQUARE FEET, OR 3.236 ACRES OF LAND, MORE OR LESS.

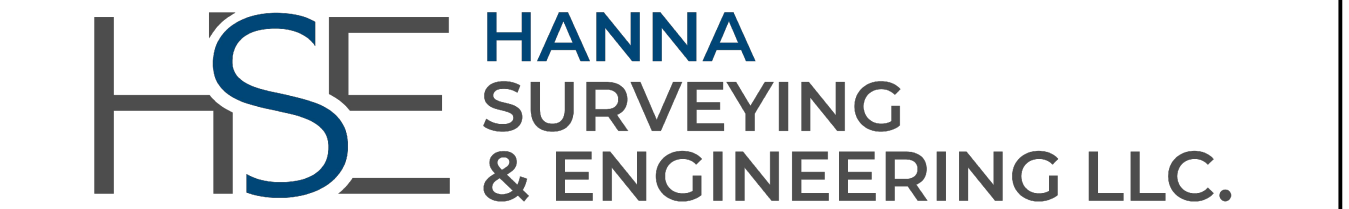
OWNER:
JONATHAN BAZAN
DALLAS COUNTY ASSISTANT CO. ADMIN.
500 ELM ST., SUITE 7600
DALLAS, TEXAS 75202
JONATHAN.BAZAN@DALLASCOUNTY.ORG
(214) 695-1447

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

- * NOTES ***
- THE PURPOSE OF THIS SURVEY IS TO CREATE ONE LOT.
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION. ALL MEASUREMENTS IN US SURVEY FOOT.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48113C0510K, DATED 07/07/2014, DALLAS COUNTY, THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AJ DATE: 06-28-2024 PROJECT NO. 20-001
DRAWN BY: DL SCALE: 1" = 50' SAM@HANNA-SE.COM

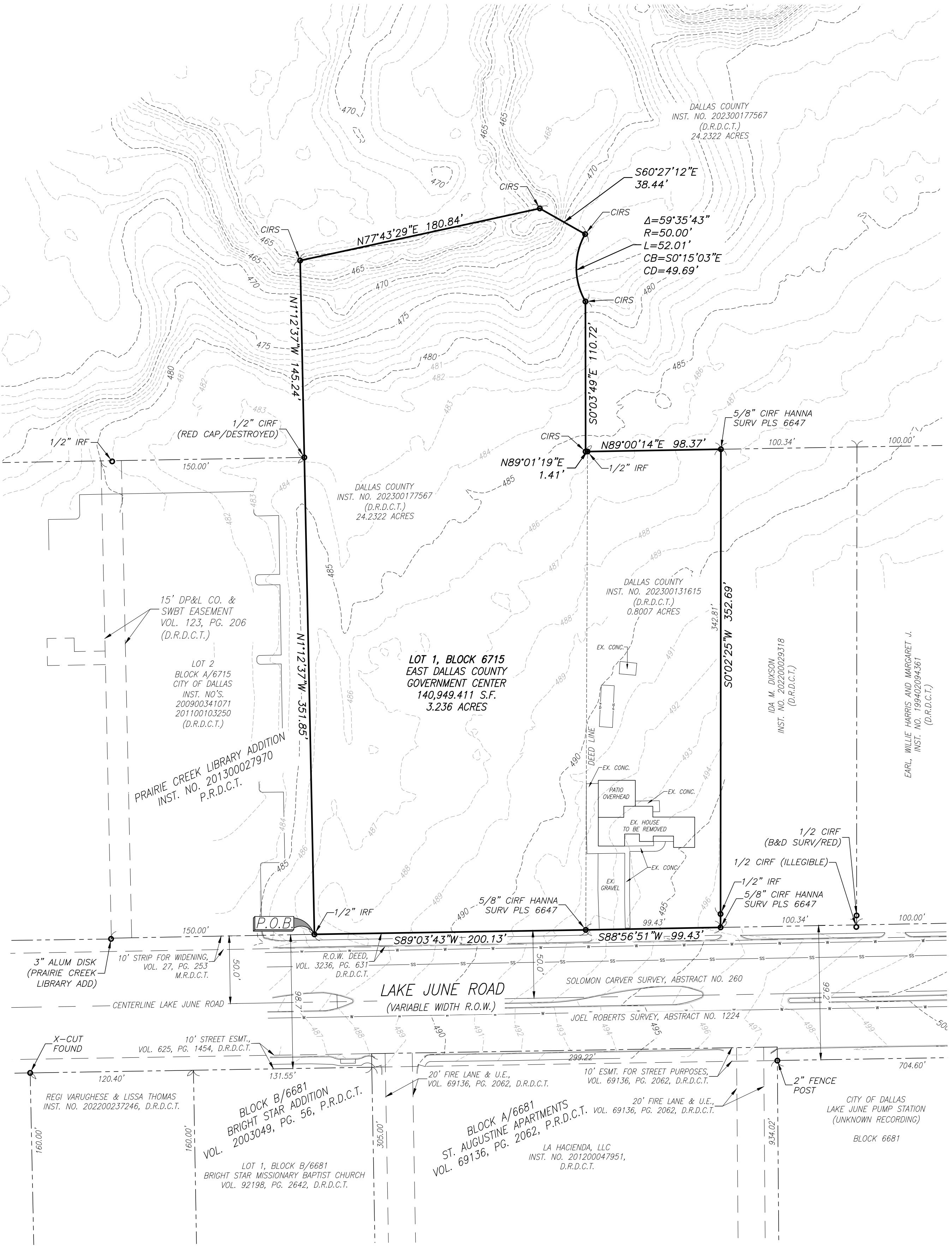
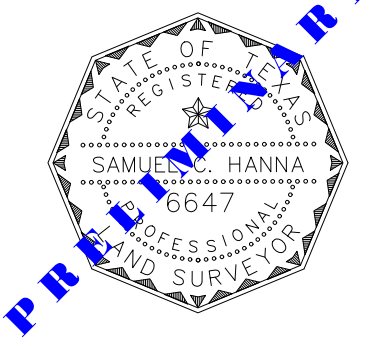


SURVEYOR'S STATEMENT

I, SAMUEL C. HANNA, 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 _____, 20____.

SAMUEL C. HANNA
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647



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.

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAMUEL C. HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT, DALLAS COUNTY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, JONATHAN BAZAN, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 6715, EAST DALLAS COUNTY GOVERNMENT CENTER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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 _____, 20____.

BY:
JONATHAN BAZAN, DALLAS COUNTY ASSISTANT COUNTY ADMINISTRATOR

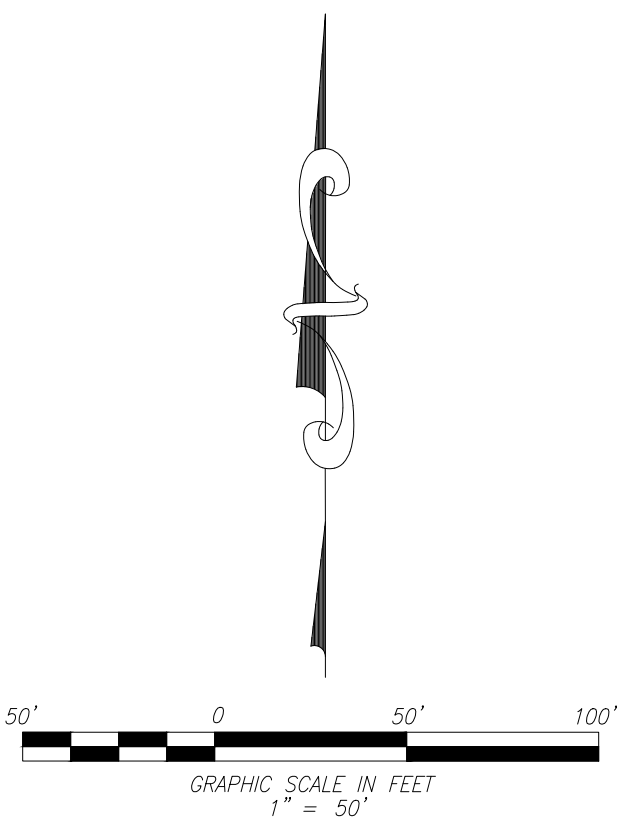
STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JONATHAN BAZAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shildt, 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
EAST DALLAS COUNTY GOVERNMENT
CENTER ADDITION
LOT 1, BLOCK 6715
SITUATED IN THE SOLOMON CARVER SURVEY,
ABSTRACT NO. 260, CITY OF DALLAS, DALLAS
COUNTY, TEXAS.
FILE NO. S234-147