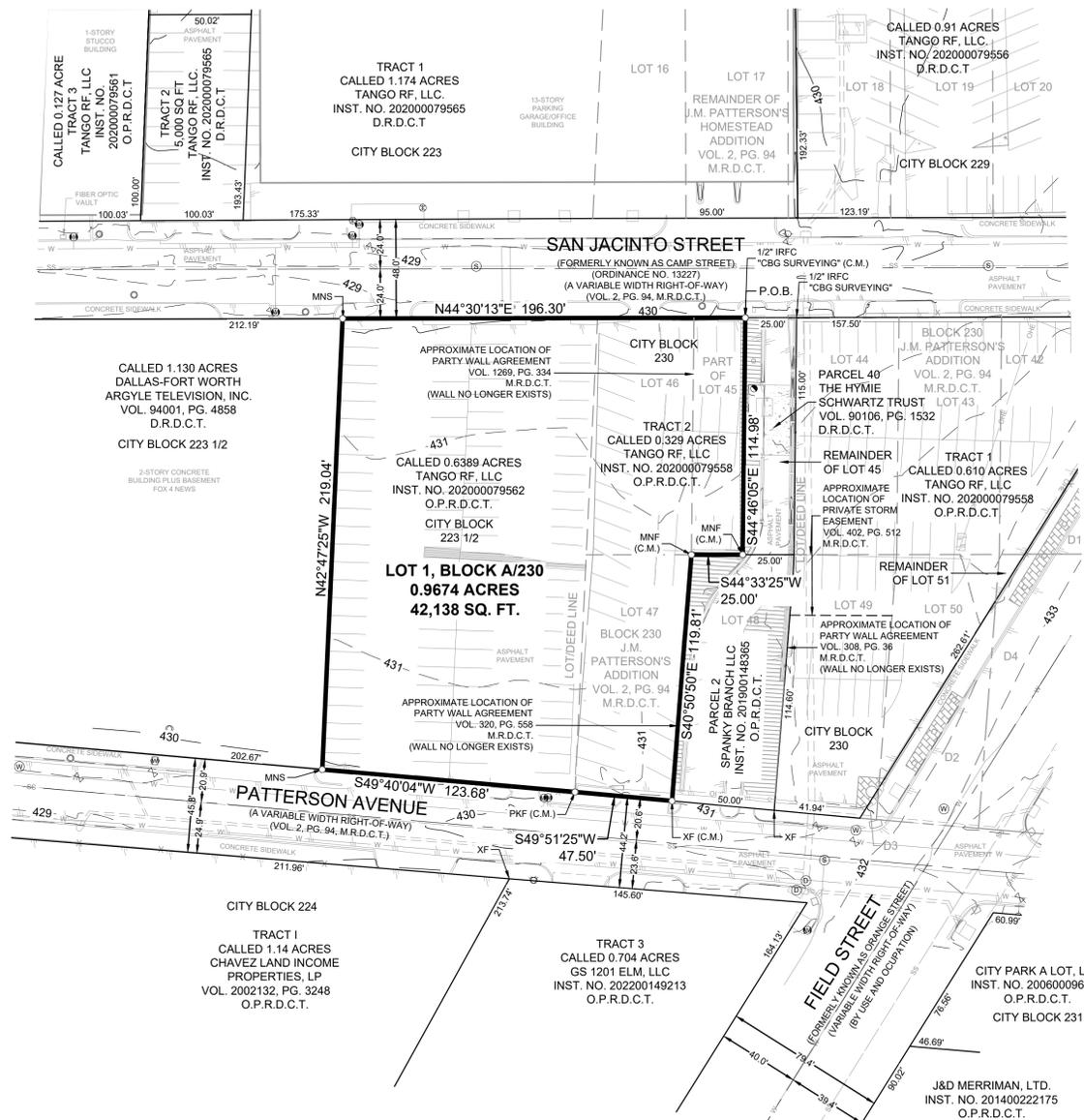


NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from 2 platted lots, portion of one platted lot and unplatted tract.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All improvements on site will be removed. No structures on site.

R.O.W. TABLE		
Ref. No.	Owner Info.	Recording Info.
D1	City of Dallas	Tract 1 Vol. 1292, Pg. 101, M.R.D.C.T.
D2	City of Dallas	Tract 2 Vol. 1292, Pg. 101, M.R.D.C.T.
D3	City of Dallas	Vol. 1292, Pg. 97, M.R.D.C.T.
D4	City of Dallas	Remainder of Vol. 1285, Pg. 58, M.R.D.C.T.



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TANGO RF, LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 230, Dallas County, Texas, being a portion of Lot 45 and all of Lots 46 and 47, Block 230, J.M. Patterson's Addition, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 94 of the Map Records of Dallas County, Texas, and being all of a called 0.6389 acre tract of land described in Quitclaim Deed to Tango RF, LLC, recorded in Instrument No. 202000079562 of the Official Public Records of Dallas County, Texas, and being all of a called 0.329 acre tract of land described in General Warranty Deed to Tango RF, LLC, recorded in Instrument No. 202000079558 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "CBG SURVEYING" found for the north corner of said 0.329 acre tract and the west corner of a tract of land described as Parcel 40 in Special Warranty Deed to The Hymie Schwartz Trust, recorded in Volume 90106, Page 1532, Deed Records, Dallas County, Texas, in the southeast right-of-way line of San Jacinto Street (a variable width right-of-way, formerly known as Camp Street, Ordinance No. 13227, Volume 2, Page 94 - Map Records, Dallas County, Texas.);

THENCE South 44°46'05" East, departing said southeast right-of-way line of San Jacinto Street, over and across said Lot 45, with the northeast line of said 0.329 acre tract and the southwest line of said Parcel 40, a distance of 114.98 feet to a mag nail found for an east corner of said 0.329 acre tract and the south corner of said parcel 40, in the southeast line of said Lot 45 and the northwest line of Lot 48, Block 230 of said J.M. Patterson's Addition, and the northwest line of a tract of land described as Parcel 2 in Special Warranty Deed and General Assignment, recorded in Instrument No. 201900148365 of said Official Public Records;

THENCE South 44°33'25" West, with a southeast line of said 0.329 acre tract and said southeast line of Lot 45, and the northwest line of said Lot 48 and the northwest line of said Parcel 2, a distance of 25.00 feet to a mag nail found for the common corner of said Lots 45, 46, 47, and 48, said corner also being the west corner of said Parcel 2;

THENCE South 40°50'50" East, with said northeast line of said 0.329 acre tract and the southwest line of said Parcel 2 and the common line of said Lots 47 and 48, a distance of 119.81 feet to an "X" cut in concrete found for the common corner of said Lots 47 and 48, said corner also being the south corner of said Parcel 2 and the east corner of said 0.329 acre tract, in the northwest right-of-way line of Patterson Avenue (a variable width right-of-way, Volume 2, Page 94 - Map Records, Dallas County, Texas);

THENCE with said northwest right-of-way line of Patterson Avenue and the southeast line of said Lot 47 and the southeast line of said 0.329 acre tract and the southeast line of said 0.6389 acre tract, the following courses and distances:

South 49°51'25" West, a distance of 47.50 feet to a PK Nail found for the south corner of said Lot 47, said corner also being the south corner of said 0.329 acre tract and the east corner of said 0.6389 acre tract;

South 49°40'04" East, a distance of 123.68 feet to a mag nail with washer stamped "PFS, KHA" set for the south corner of said 0.6389 acre tract and the east corner of a called 1.130 acre tract of land described in Special Warranty Deed to Dallas-Fort Worth Argyle Television, Inc., recorded in Volume 94001, Page 4858 of said Deed Records;

THENCE North 42°47'25" West, departing said northwest right-of-way line of Patterson Avenue, with the southwest line of said 0.6389 acre tract and the northeast line of said 1.130 acre tract, a distance of 219.04 feet to a mag nail with washer stamped "PFS, KHA" set for the west corner of said 0.6389 acre tract and the north corner of said 1.130 acre tract, in said southeast right-of-way line of San Jacinto Street;

THENCE North 44°30'13" East, with said southeast right-of-way line of San Jacinto Street and the northwest line of said 0.6389 acre tract and the northwest line of said 0.329 acre tract and the northwest lines of said Lots 45 and 46, a distance of 196.30 feet to the **POINT OF BEGINNING** and containing 42,138 square feet or 0.9674 acres of land.

**OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **TANGO RF, LLC**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **PATTERSON FIRE STATION ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do 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 ___ day of _____, 2025.

By: _____

Name: _____

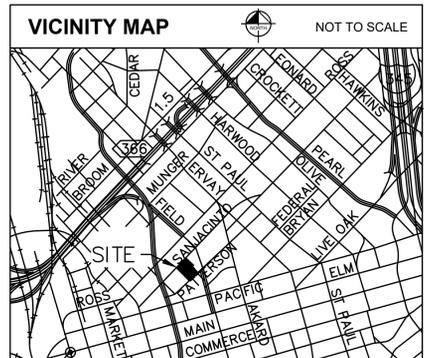
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - MNF = MAG NAIL FOUND
 - IRFC = IRON ROD WITH PLASTIC CAP FOUND
 - MNS = MAG NAIL WITH WASHER STAMPED "PFS KHA" SET
 - XF = "X" CUT IN CONCRETE FOUND
 - PKF = PK NAIL FOUND
 - C.M. = CONTROLLING MONUMENT
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. PG. = VOLUME, PAGE
 - SQ. FT. = SQUARE FEET
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 Regulations.

Dated this the _____ day of _____, 2025.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

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

OWNER/APPLICANT:
TANGO RF, LLC
1615 MAIN STREET,
DALLAS, TEXAS 75201
PHONE: 214-696-7726
EMAIL: NickS@headington.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 972-776-1774
CONTACT: CALLIE AAKER, P.E.
EMAIL: CALLIE.AAKER@KIMLEY-HORN.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	Sep. 2025	063226501	1 OF 1