

VICINITY MAP  
1" = ±2000'

**NOTES**

- Coordinates based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 on Grid Coordinate values. No scale and no projection
- Basis of bearing is the east line of the called 17.20 acre tract being South 31°06'32" East as recorded in Instrument Number 201600051626, Official Public Records of Dallas County, Texas
- Elevations based on the following City of Dallas Benchmarks:  
City of Dallas Benchmark 66-Y-2:  
Being a square cut located at published coordinate State Plane Northing 6927792.397 State Plane Easting 2506055.061 with a published elevation of 488.903 feet.  
City of Dallas Benchmark 67-S-2:  
Being a square cut located at published coordinate State Plane Northing 6928473.072 State Plane Easting 2509896.589 with a published elevation of 435.980 feet.
- According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 513 of 725, Map Numbers 48113C0513L, Map Revised Date: July 7, 2014, the subject property is located in: Zone X unshaded, "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
- The purpose of the plat is to create 1 Lot from a called 17.20 acre tract of land.
- Lot-to-lot drainage is not permitted without Engineering Section approval.

**Surveyor's Certificate**

I, Kenneth H. Yazel Jr., a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded 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\_\_\_\_.

Kenneth H. Yazel Jr.  
Texas Registered Professional  
Land Surveyor No. 6182

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 DALLAS - Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr., Registered Professional Land Surveyor, for Yazel Peebles & Associates, LLC, 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 expressed, in the capacity therein stated and as the act and deed of said corporation.

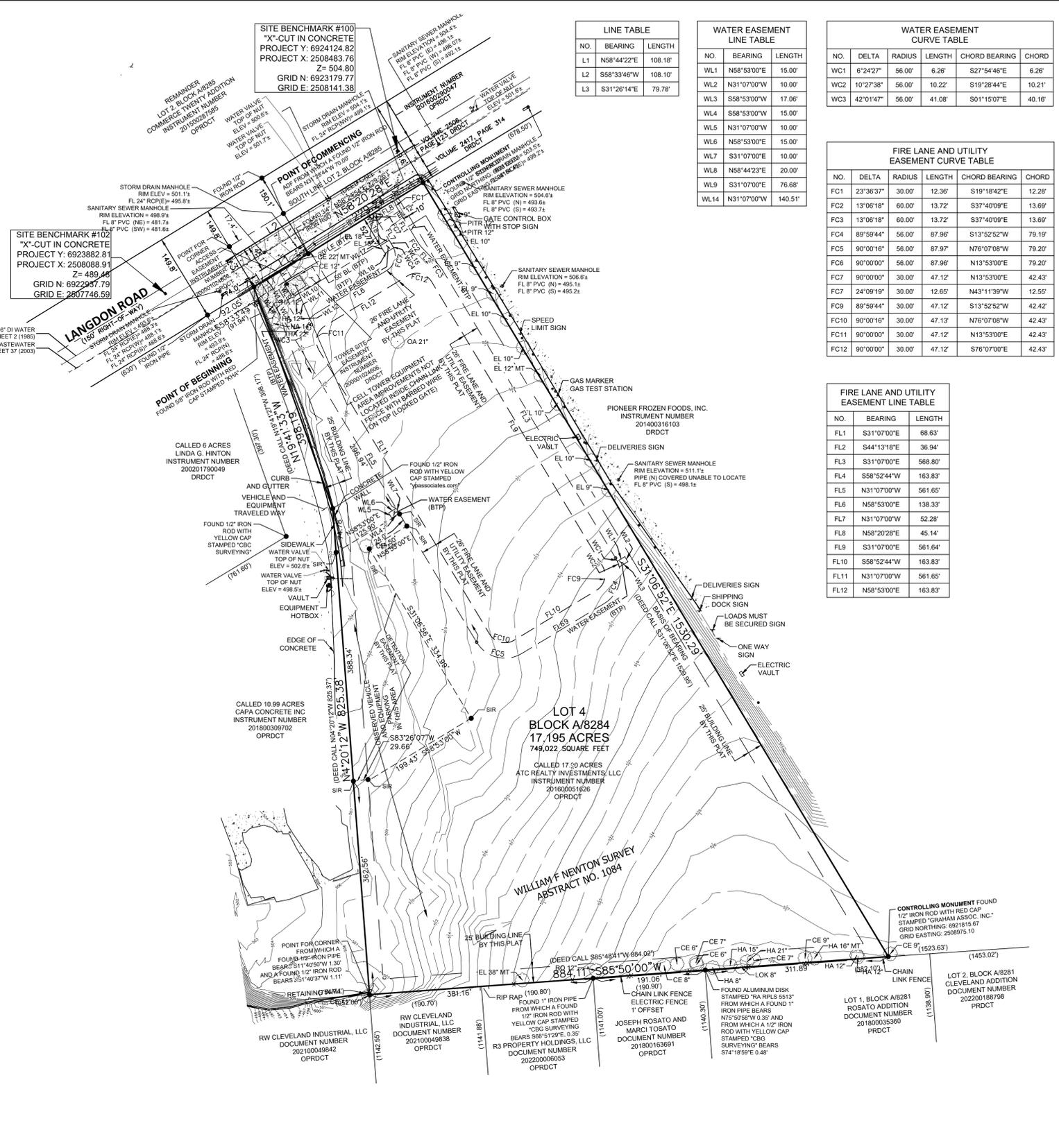
Given under my hand and seal of office this the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 817.268.3316 ypassociates.com TBPELS 10194022  
Bedford, TX 76095 info@ypassociates.com



**LINE TABLE**

NO.	BEARING	LENGTH
L1	N58°44'22"E	108.18'
L2	S58°33'46"W	108.10'
L3	S31°26'14"E	79.78'

**WATER EASEMENT LINE TABLE**

NO.	BEARING	LENGTH
WL1	N58°53'00"E	15.00'
WL2	N31°07'00"W	10.00'
WL3	S58°53'00"W	17.06'
WL4	S58°53'00"W	15.00'
WL5	N31°07'00"W	10.00'
WL6	N58°53'00"E	15.00'
WL7	S31°07'00"E	10.00'
WL8	N58°44'23"E	20.00'
WL9	S31°07'00"E	76.68'
WL14	N31°07'00"W	140.51'

**WATER EASEMENT CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
WC1	6°24'27"	56.00'	6.26'	S27°54'46"E	6.26'
WC2	10°27'38"	56.00'	10.22'	S19°28'44"E	10.21'
WC3	42°01'47"	56.00'	41.08'	S01°15'07"E	40.16'

**FIRE LANE AND UTILITY EASEMENT CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
FC1	23°36'37"	30.00'	12.36'	S19°18'42"E	12.28'
FC2	13°06'18"	60.00'	13.72'	S37°40'09"E	13.69'
FC3	13°06'18"	60.00'	13.72'	S37°40'09"E	13.69'
FC4	89°59'44"	56.00'	87.96'	S13°52'52"W	79.19'
FC5	90°00'16"	56.00'	87.97'	N76°07'08"W	79.20'
FC6	90°00'00"	56.00'	87.96'	N13°53'00"E	79.20'
FC7	90°00'00"	30.00'	47.12'	N13°53'00"E	42.43'
FC7	24°09'19"	30.00'	12.65'	N43°11'39"W	12.55'
FC9	89°59'44"	30.00'	47.12'	S13°52'52"W	42.42'
FC10	90°00'16"	30.00'	47.13'	N76°07'08"W	42.43'
FC11	90°00'00"	30.00'	47.12'	N13°53'00"E	42.43'
FC12	90°00'00"	30.00'	47.12'	S76°07'00"E	42.43'

**FIRE LANE AND UTILITY EASEMENT LINE TABLE**

NO.	BEARING	LENGTH
FL1	S31°07'00"E	68.63'
FL2	S44°13'18"E	36.94'
FL3	S31°07'00"E	568.80'
FL4	S58°52'44"W	163.83'
FL5	N31°07'00"W	561.65'
FL6	N58°53'00"E	138.33'
FL7	N31°07'00"W	52.28'
FL8	N58°20'28"E	45.14'
FL9	S31°07'00"E	561.64'
FL10	S58°52'44"W	163.83'
FL11	N31°07'00"W	561.65'
FL12	N58°53'00"E	163.83'

**TOPO LEGEND**

- ▲ CABLE TV MARKER SIGN
- ⬇ ELEVATION BENCHMARK
- ☒ GAS BOX
- ⊕ GAS MARKER FLAG
- GUY ANCHOR
- LIGHT STANDARD
- ⊙ UTILITY POLE
- ⊞ ELECTRIC VAULT
- SANITARY SEWER CLEAN OUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- TREE
- ⊞ WATER VALVE

**TREE LEGEND**

- EL ELM
- HA HACKBERRY
- RO RED OAK
- CE CEDAR
- OA OAK
- PIR PINE
- LOK LIVE OAK
- MT MULTIPLE TRUNK

**PLAT LEGEND**

SYMBOL	DESCRIPTION
( )	DEED CALL
DRDCT	DEED RECORDS DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
BTP	BY THIS PLAT
SIR	SET IRON ROD WITH YELLOW CAP STAMPED "EASEMENT CORNER ypassociates.com"
ADF	FOUND ALUMINUM DISK STAMPED "COMMERCE 20 PH1 BLOCK A/8285 RPLS NO. 5336"

**OWNER:**  
ATC REALTY INVESTMENTS, LLC  
1999 BRYAN ST., STE 900  
DALLAS, TX 75021  
PHONE: 972.225.4300

**ENGINEER:**  
PAPE-DAWSON ENGINEERS  
6105 TENNYSON PARKWAY, SUITE 2110  
PLANO, TX 75024  
PHONE: 214.420.8494

**SURVEYOR:**  
YAZEL PEEBLES & ASSOCIATES, LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 817.268.3316

STATE OF TEXAS §  
COUNTY OF DALLAS §  
WHEREAS ATC REALTY INVESTMENTS, LLC, acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:  
BEING a 17.195 acre tract of land situated in the William F Newton Survey, Abstract Number 1084, located in the City of Dallas, Dallas County, Texas, being all of a called 17.20 acre tract described in the Special Warranty Deed to ATC REALTY INVESTMENTS, LLC recorded in Instrument Number 201600051626 of the Official Public Records, Dallas County, Texas, (OPRDCT), said 17.195 acre tract being more particularly described as follows:

COMMENCING at an aluminum disk found stamped "COMMERCE 20 PH1 BLOCK A/8285 RPLS NO. 5336" at an angle point on the original south line of Lot 2, Block A/8285, Commerce Twenty Additd recorded in Instrument Number 201500287585, OPRDCT and being at an angle point on the south line of 70' right-of-way acquisition described in the Special Warranty Deed to City of Dallas recorded in Instrument Number 201600290047, OPRDCT ;

THENCE South 58 degrees 33 minutes 46 seconds West, with the south line of said Lot 2 and the south line of said City of Dallas tract, a distance of 108.10 feet to a point for corner;

THENCE South 31 degrees 26 seconds 14 seconds East, a distance of 79.78 feet to the POINT OF BEGINNING of the herein described tract at a found 5/8" iron rod with cap stamped "KHA" at the northwest corner of said ATC tract and being on the south right-of-way line of Langdon Road (150' wide);

THENCE North 58 degrees 44 minutes 22 seconds East, with the south right-of-way line of Langdon Road and the north line of said ATC tract, a distance of 108.18 feet to a found 3/4" iron rod;

THENCE North 58 degrees 20 minutes 28 seconds East, continuing with the south right-of-way line of Langdon Road and the north line of said 17.20 acre tract, a distance of 229.24 feet to a found 1/2" iron rod with cap at the northeast corner of said ATC tract;

THENCE South 31 degrees 06 minutes 52 seconds East, with the east line of said ATC tract, a distance of 1,530.29 feet to a found 1/2" iron rod with cap stamped "GRAHAM ASSOC. INC." at the southeast corner of said ATC tract;

THENCE South 05 degrees 50 minutes 00 seconds West, with the south line of said ATC tract, a distance of 884.11 feet to a point for corner (previously found 1/2" iron rod with cap stamped "CBG Surveying") at the southeast corner of said ATC tract from which a found 1/2" iron rod bears South 11 degrees 40 minutes 50 seconds West, a distance of 1.30 feet and from which a found 1/2" iron rod bears South 51 degrees 40 minutes 37 seconds West, a distance of 1.11 feet;

THENCE North 04 degrees 20 minutes 12 seconds West, with the west line of said ATC tract, a distance of 825.38 feet to a point for corner at an angle point on the west line of said ATC tract;

THENCE North 19 degrees 41 minutes 33 seconds West, continuing with the west line of said ATC tract, a distance of 398.19 feet to the POINT OF BEGINNING and containing 17.195 acres of land, or 749,022 square feet, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ATC REALTY INVESTMENTS, LLC** acting by and through its duly authorized agent, \_\_\_\_\_ does hereby adopt this plat, designating the herein described property as **South Dallas Body Shop 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 line 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 line 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 \_\_\_\_\_, 2024.

ATC REALTY INVESTMENTS, LLC

By: \_\_\_\_\_  
Name  
Title

STATE OF TEXAS ~  
COUNTY OF DALLAS ~  
Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, for ATC REALTY INVESTMENTS, LLC, 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 expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the \_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

I, Tony Shedd, 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**  
**LOT 4, CITY BLOCK A/8284**  
**SOUTH DALLAS BODY SHOP ADDITION**  
**17.195 ACRES**

SITUATED IN THE WILLIAM F NEWTON SURVEY,  
ABSTRACT 1084  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS  
FILE NUMBER S 234-116  
ENGINEERING PLAN FILE NUMBER: DP23-265 & WW23-736