

# OWNER'S CERTIFICATE:

THE STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS the City of Dallas is the owner of a 65.80 Acre (2,866,244 Square Foot) tract of Unplatted land situated in the E. Durbin Survey, Abstract Number 384, and the G.W. Dooley Survey, Abstract Number 390, Dallas County, Texas, lying in Blocks 7929 and 8662, official City of Dallas Block Numbers, and being a part of the land conveyed to the City of Dallas by the following instruments:

1. Volume 73066, Page 1073
  2. Volume 74029, Page 777
  3. Volume 73252, Page 392
  4. Instrument Number 200900184476
  5. Instrument Number??
  6. The bed of the Old Channel of the West Fork of the Trinity River, conveyed to the City of Dallas by Texas Senate Bill 44, March 30, 1925
- and being more particularly described as follows:

BEGINNING at a 5/8 inch dia. Iron Rod with cap marked "DALLAS" (hereinafter referred to as "5/8\"I.R. w/COD cap") set at the Northeast corner of the herein described tract of land, at the Southeast corner of a tract of land conveyed to Chipt Dallas Conveyor LP by deed recorded in instrument Number 202100273302 of the Official Public Records of Dallas County, Texas, and lying on the East line of Conveyor Lane, a 100-foot wide Right-of-Way by deed recorded in Volume 3572, Page 356 of the Deed Records of Dallas County, Texas, being also the West line of Block A/7929 of the Trinity Service Center Addition, an addition to the City of Dallas recorded in Volume 68086, Page 2480 of the Deed Records of Dallas County, Texas;

THENCE South 00°40'24" East with the common line between said Block A/7929 and the herein described tract of land, pass at a distance of 104.00 feet a 5/8\"I.R. w/COD cap set at the Southeast corner of a tract of land conveyed by the City of Dallas to the City of Dallas by Instrument Number??, lying on the West line of a tract of land conveyed to the City of Dallas by deed recorded in instrument Number 200900184476 of the Official Public records of Dallas County, Texas, and lying on the North line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas, and continuing over and across said City of Dallas property for a total distance of 668.00 feet to an outside corner of the herein described tract of land (not monumented);

THENCE South 40°20'38" West, over and across a portion of said City of Dallas property a distance of 1,407.22 feet to an outside corner of the herein described tract of land (not monumented);

THENCE South 89°19'36" West, continuing over and across a portion of said City of Dallas property a distance of 489.11 feet to an outside corner of the herein described tract of land (not monumented);

THENCE North 34°41'49" West, continuing over and across a portion of said City of Dallas property a distance of 1,422.16 feet to an outside corner of the herein described tract of land (not monumented);

THENCE North 00°42'38" East, continuing over and across a portion of said City of Dallas property, pass at 423.39 feet the South line of a tract of land conveyed to the City of Dallas by deed recorded in instrument Number 200900184476 of the Official Public Records of Dallas County, Texas, and continuing for a total distance of 464.90 feet to the intersection with the South line of Lot 15, Block A/6365 of the J.L.C. Corporation Addition, an addition to the City of Dallas recorded in Volume 78103, Page 941 of the Deed Records of Dallas County, Texas (not monumented)

THENCE North 89°10'52" East with the said South line of Lot 15 and the North line of said City of Dallas property a distance of 141.74 feet to a 5/8\"I.R. w/COD cap set at the Point of Curvature of a Curve to the Left:

THENCE Northeasterly with the South line of said Lot 15 and along said Curve, having a Radius of 742.99 feet, a Central Angle of 12°56'03", an Arc Length of 167.73 feet and a Chord which bears North 82°42'51" East a distance of 167.37 feet to a 5/8\"I.R. w/COD cap set at the Point of Tangency;

THENCE North 76°10'48" East, continuing with the South line of said Lot 15 a distance of 25.00 feet to a 5/8\"I.R. w/COD cap set at an outside corner of the herein described tract of land;

THENCE North 81°50'51"E, continuing with the South line of said Lot 15 a distance of 201.90 feet to a 5/8\"I.R. w/COD cap set at an outside corner of the herein described tract of land;

THENCE North 89°10'48" East, continuing with the South line of said Lot 15 a distance of 86.76 feet to the intersection with the West line of the above said bed of the Old Channel of the West Fork of the Trinity River (not monumented);

THENCE North 01°22'07" West with the said West line of the West Fork a distance of 85.46 feet to an outside corner of the herein described tract of land (not monumented);

THENCE North 16°57'52" East, continuing with the said West line of the West Fork a distance of 250.70 feet to an outside corner of the herein described tract of land (not monumented);

THENCE South 69°01'48" East, over and across said West Fork a distance of 176.41 feet to the intersection with the East line of said West Fork, being also the West line of the above referenced Chipt Dallas Conveyor LP property (not monumented);

THENCE South 20°58'12" West with the common line between said West Fork and Chipt Dallas Conveyor LP properties a distance of 100.00 feet to an inside corner of the herein described tract of land (not monumented);

THENCE South 01°22'07" East, continuing with said common property line a distance of 131.88 feet to the Northwest corner of that tract of land referenced above as conveyed to the City of Dallas by the City of Highland Park (not monumented)

THENCE North 89°19'36" East with the common line between said Chipt tract and the herein described tract of land a distance of 1,374.25 feet to the POINT OF BEGINNING, containing 2,408,709 Square Feet, or 55.296 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

## PRELIMINARY PLAT HAMPTON PUMP STATION ADDITION

### AN INDUSTRIAL SUBDIVISION

Lot 1, Block A/8662

A PLAT OF 65.80 ACRES OF LAND IN THE

E. DURBIN SURVEY, ABSTRACT NO. 384

AND THE

G.W. DOOLEY SURVEY, ABSTRACT NO. 660

CITY OF DALLAS, DALLAS COUNTY, TEXAS

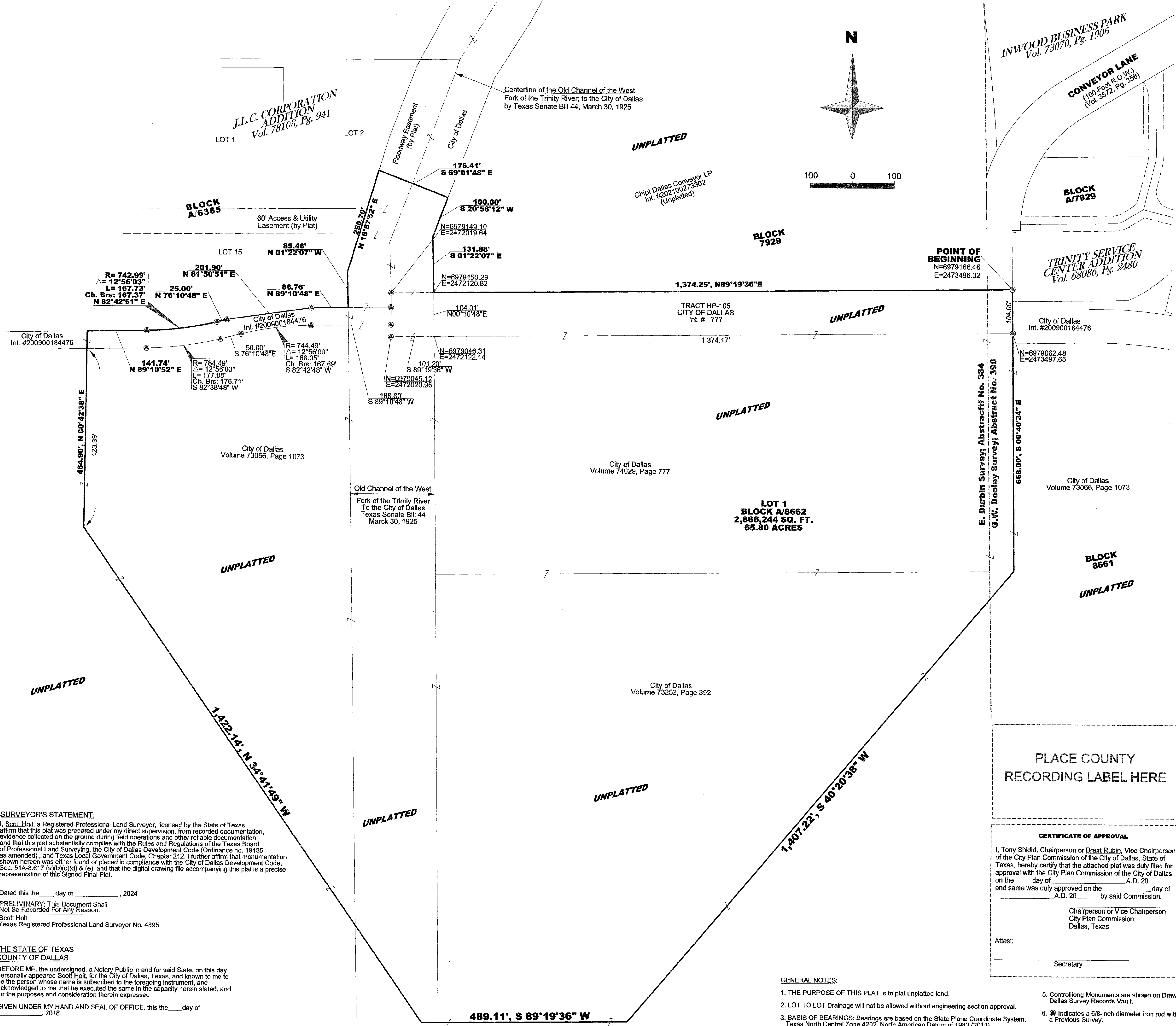
CITY PLAN FILE NO. S234-165R

AUGUST, 2024

OWNER:

DALLAS WATER UTILITIES  
1500 Marilla Street  
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS  
DEPARTMENT OF PUBLIC WORKS  
320 E. JEFFERSON RM. 307  
DALLAS, TEXAS 75203



**SURVEYOR'S STATEMENT:**  
I, Scott Holt, 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 \_\_\_\_\_, 2024

PRELIMINARY: This Document Shall  
Not Be Recorded For Any Reason.  
Scott Holt  
Texas Registered Professional Land Surveyor No. 4895

THE STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Holt, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_, 20 \_\_\_\_

#### GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT is to plat unplatted land.
2. LOT TO LOT Drainage will not be allowed without engineering section approval.
3. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
4. ALL COORDINATES are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization Adjustment of 2011, No Scale, No Projection.

#### 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