

CITY PLAN COMMISSION**THURSDAY, MAY 4, 2023****FILE NUMBER:** S223-128**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Hampton Road, South of Lyndon B. Johnson Freeway / Interstate Highway No. 20**DATE FILED:** April 7, 2023**ZONING:** PD 240 (Tract 1B)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20240.pdf>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 18.092-acres **MAPSCO:** 73H**APPLICANT/OWNER:** Lowe's Home Center, Inc.

REQUEST: An application to replat an 18.092-acre tract of land containing all of Lot 1A in City Block A/7558 to create one 0.4302-acre lot and one 17.662-acre lot on property located on Hampton Road, South of Lyndon B. Johnson Freeway / Interstate Highway No. 20.

SUBDIVISION HISTORY:

1. S201-582 was a request southeast of the present request to create one 16.3383-acre lot and one 12.4920-acre lot from a 28.8304-acre tract of land in City Block 7558 on property located on Beckleymeade Avenue, west of Penn Farm Road. The request was approved on March 4, 2021 but has not been recorded.
2. S190-230 was a request southeast of the present request to create one 28.83074-acre lot from a tract of land in City Block 7558 on property located on Beckleymeade Avenue, east of Hampton Road. The request was approved October 1, 2020 and withdrawn February 3, 2021.
3. S178-293 was a request north of the present request to replat a 4.6649-acre tract of land containing all of Lot 4 in City Block A/7558 into one 3.2192-acre, and one 1.4456-acre lot on property located on Lyndon B. Johnson Freeway (Interstate Highway 20), East of Hampton Road. The request was approved September 6, 2018 and recorded February 4, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 240 (Tract 1B); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608
18. Comply with PD 240 (Tract 1B) City Code- per PD

Survey (SPRG) Conditions:

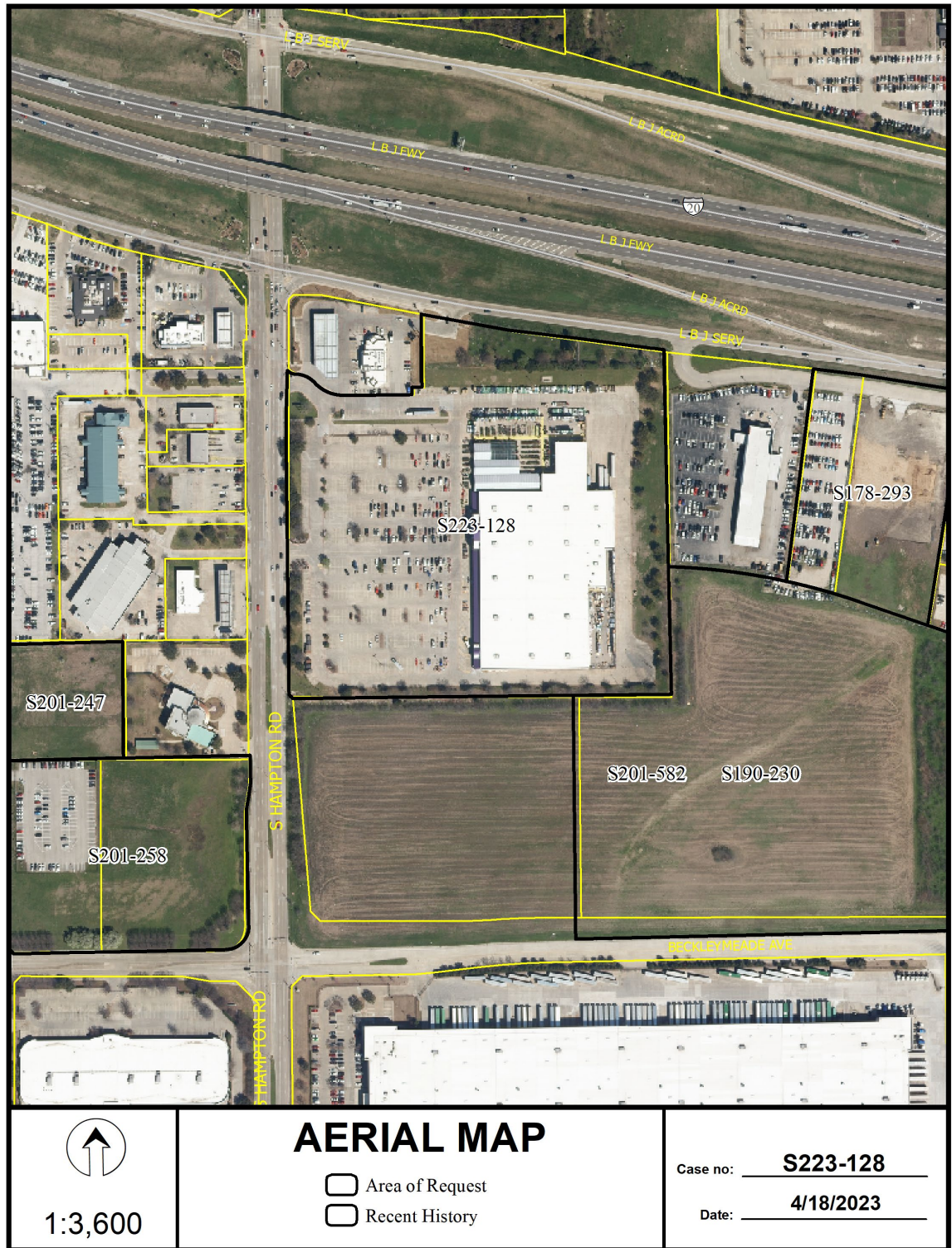
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.

Dallas Water Utilities Conditions:

21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

24. On the final plat, change “Interstate Highway 20 Lyndon B. Johnson Freeway” to “Lyndon B. Johnson Freeway / Interstate Highway No. 20” Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lots 1B and 1C in City Block A/7558. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





TREE NAME		TREE NAME		TREE NAME	
Trunk No	Trunk Description & Unit	Trunk No	Trunk Description & Unit	Trunk No	Trunk Description & Unit
3344	UPE 604 1P	3353	WOLV 1P	3363	UPE 604 1P
3345	UPE 604 1P	3354	WOLV 1P	3364	UPE 604 1P
3346	UPE 604 1P	3355	WOLV 1P	3365	UPE 604 1P
3347	UPE 604 1P	3356	WOLV 1P	3366	UPE 604 1P
3348	UPE 604 1P	3357	WOLV 1P	3367	UPE 604 1P
3349	UPE 604 1P	3358	WOLV 1P	3368	UPE 604 1P
3350	UPE 604 1P	3359	WOLV 1P	3369	UPE 604 1P
3351	UPE 604 1P	3360	WOLV 1P	3370	UPE 604 1P
3352	UPE 604 1P	3361	WOLV 1P	3371	UPE 604 1P
3353	UPE 604 1P	3362	WOLV 1P	3372	UPE 604 1P
3354	UPE 604 1P	3363	WOLV 1P	3373	UPE 604 1P
3355	UPE 604 1P	3364	WOLV 1P	3374	UPE 604 1P
3356	UPE 604 1P	3365	WOLV 1P	3375	UPE 604 1P
3357	UPE 604 1P	3366	WOLV 1P	3376	UPE 604 1P
3358	UPE 604 1P	3367	WOLV 1P	3377	UPE 604 1P
3359	UPE 604 1P	3368	WOLV 1P	3378	UPE 604 1P
3360	UPE 604 1P	3369	WOLV 1P	3379	UPE 604 1P
3361	UPE 604 1P	3370	WOLV 1P	3380	UPE 604 1P
3362	UPE 604 1P	3371	WOLV 1P	3381	UPE 604 1P
3363	UPE 604 1P	3372	WOLV 1P	3382	UPE 604 1P
3364	UPE 604 1P	3373	WOLV 1P	3383	UPE 604 1P
3365	UPE 604 1P	3374	WOLV 1P	3384	UPE 604 1P
3366	UPE 604 1P	3375	WOLV 1P	3385	UPE 604 1P
3367	UPE 604 1P	3376	WOLV 1P	3386	UPE 604 1P
3368	UPE 604 1P	3377	WOLV 1P	3387	UPE 604 1P
3369	UPE 604 1P	3378	WOLV 1P	3388	UPE 604 1P
3370	UPE 604 1P	3379	WOLV 1P	3389	UPE 604 1P
3371	UPE 604 1P	3380	WOLV 1P	3390	UPE 604 1P
3372	UPE 604 1P	3381	WOLV 1P	3391	UPE 604 1P
3373	UPE 604 1P	3382	WOLV 1P	3392	UPE 604 1P
3374	UPE 604 1P	3383	WOLV 1P	3393	UPE 604 1P
3375	UPE 604 1P	3384	WOLV 1P	3394	UPE 604 1P
3376	UPE 604 1P	3385	WOLV 1P	3395	UPE 604 1P
3377	UPE 604 1P	3386	WOLV 1P	3396	UPE 604 1P
3378	UPE 604 1P	3387	WOLV 1P	3397	UPE 604 1P
3379	UPE 604 1P	3388	WOLV 1P	3398	UPE 604 1P
3380	UPE 604 1P	3389	WOLV 1P	3399	UPE 604 1P
3381	UPE 604 1P	3390	WOLV 1P	3400	UPE 604 1P
3382	UPE 604 1P	3391	WOLV 1P	3401	UPE 604 1P
3383	UPE 604 1P	3392	WOLV 1P	3402	UPE 604 1P
3384	UPE 604 1P	3393	WOLV 1P	3403	UPE 604 1P
3385	UPE 604 1P	3394	WOLV 1P	3404	UPE 604 1P
3386	UPE 604 1P	3395	WOLV 1P	3405	UPE 604 1P
3387	UPE 604 1P	3396	WOLV 1P	3406	UPE 604 1P
3388	UPE 604 1P	3397	WOLV 1P	3407	UPE 604 1P
3389	UPE 604 1P	3398	WOLV 1P	3408	UPE 604 1P
3390	UPE 604 1P	3399	WOLV 1P	3409	UPE 604 1P
3391	UPE 604 1P	3400	WOLV 1P	3410	UPE 604 1P
3392	UPE 604 1P	3401	WOLV 1P	3411	UPE 604 1P
3393	UPE 604 1P	3402	WOLV 1P	3412	UPE 604 1P
3394	UPE 604 1P	3403	WOLV 1P	3413	UPE 604 1P
3395	UPE 604 1P	3404	WOLV 1P	3414	UPE 604 1P
3396	UPE 604 1P	3405	WOLV 1P	3415	UPE 604 1P
3397	UPE 604 1P	3406	WOLV 1P	3416	UPE 604 1P
3398	UPE 604 1P	3407	WOLV 1P	3417	UPE 604 1P
3399	UPE 604 1P	3408	WOLV 1P	3418	UPE 604 1P
3400	UPE 604 1P	3409	WOLV 1P	3419	UPE 604 1P
3401	UPE 604 1P	3410	WOLV 1P	3420	UPE 604 1P
3402	UPE 604 1P	3411	WOLV 1P	3421	UPE 604 1P
3403	UPE 604 1P	3412	WOLV 1P	3422	UPE 604 1P
3404	UPE 604 1P	3413	WOLV 1P	3423	UPE 604 1P
3405	UPE 604 1P	3414	WOLV 1P	3424	UPE 604 1P
3406	UPE 604 1P	3415	WOLV 1P	3425	UPE 604 1P
3407	UPE 604 1P	3416	WOLV 1P	3426	UPE 604 1P
3408	UPE 604 1P	3417	WOLV 1P	3427	UPE 604 1P
3409	UPE 604 1P	3418	WOLV 1P	3428	UPE 604 1P
3410	UPE 604 1P	3419	WOLV 1P	3429	UPE 604 1P
3411	UPE 604 1P	3420	WOLV 1P	3430	UPE 604 1P
3412	UPE 604 1P	3421	WOLV 1P	3431	UPE 604 1P
3413	UPE 604 1P	3422	WOLV 1P	3432	UPE 604 1P
3414	UPE 604 1P	3423	WOLV 1P	3433	UPE 604 1P
3415	UPE 604 1P	3424	WOLV 1P	3434	UPE 604 1P
3416	UPE 604 1P	3425	WOLV 1P	3435	UPE 604 1P
3417	UPE 604 1P	3426	WOLV 1P	3436	UPE 604 1P
3418	UPE 604 1P	3427	WOLV 1P	3437	UPE 604 1P
3419	UPE 604 1P	3428	WOLV 1P	3438	UPE 604 1P
3420	UPE 604 1P	3429	WOLV 1P	3439	UPE 604 1P
3421	UPE 604 1P	3430	WOLV 1P	3440	UPE 604 1P
3422	UPE 604 1P	3431	WOLV 1P	3441	UPE 604 1P
3423	UPE 604 1P	3432	WOLV 1P	3442	UPE 604 1P
3424	UPE 604 1P	3433	WOLV 1P	3443	UPE 604 1P
3425	UPE 604 1P	3434	WOLV 1P	3444	UPE 604 1P
3426	UPE 604 1P	3435	WOLV 1P	3445	UPE 604 1P
3427	UPE 604 1P	3436	WOLV 1P	3446	UPE 604 1P
3428	UPE 604 1P	3437	WOLV 1P	3447	UPE 604 1P
3429	UPE 604 1P	3438	WOLV 1P	3448	UPE 604 1P
3430	UPE 604 1P	3439	WOLV 1P	3449	UPE 604 1P
3431	UPE 604 1P	3440	WOLV 1P	3450	UPE 604 1P
3432	UPE 604 1P	3441	WOLV 1P	3451	UPE 604 1P
3433	UPE 604 1P	3442	WOLV 1P	3452	UPE 604 1P
3434	UPE 604 1P	3443	WOLV 1P	3453	UPE 604 1P
3435	UPE 604 1P	3444	WOLV 1P	3454	UPE 604 1P
3436	UPE 604 1P	3445	WOLV 1P	3455	UPE 604 1P
3437	UPE 604 1P	3446	WOLV 1P	3456	UPE 604 1P
3438	UPE 604 1P	3447	WOLV 1P	3457	UPE 604 1P
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3443	UPE 604 1P	3452	WOLV 1P	3462	UPE 604 1P
3444	UPE 604 1P	3453	WOLV 1P	3463	UPE 604 1P
3445	UPE 604 1P	3454	WOLV 1P	3464	UPE 604 1P
3446	UPE 604 1P	3455	WOLV 1P	3465	UPE 604 1P
3447	UPE 604 1P	3456	WOLV 1P	3466	UPE 604 1P
3448	UPE 604 1P	3457	WOLV 1P	3467	UPE 604 1P
3449	UPE 604 1P	3458	WOLV 1P	3468	UPE 604 1P
3450	UPE 604 1P	3459	WOLV 1P	3469	UPE 604 1P
3451	UPE 604 1P	3460	WOLV 1P	3470	UPE 604 1P
3452	UPE 604 1P	3461	WOLV 1P	3471	UPE 604 1P
3453	UPE 604 1P	3462	WOLV 1P	3472	UPE 604 1P
3454	UPE 604 1P	3463	WOLV 1P	3473	UPE 604 1P
3455	UPE 604 1P	3464	WOLV 1P	3474	UPE 604 1P
3456	UPE 604 1P	3465	WOLV 1P	3475	UPE 604 1P
3457	UPE 604 1P	3466	WOLV 1P	3476	UPE 604 1P
3458	UPE 604 1P	3467	WOLV 1P	3477	UPE 604 1P
3459	UPE 604 1P	3468	WOLV 1P	3478	UPE 604 1P
3460	UPE 604 1P	3469	WOLV 1P	3479	UPE 604 1P
3461	UPE 604 1P	3470	WOLV 1P	3480	UPE 604 1P
3462	UPE 604 1P	3471	WOLV 1P	3481	UPE 604 1P
3463	UPE 604 1P	3472	WOLV 1P	3482	UPE 604 1P
3464	UPE 604 1P	3473	WOLV 1P	3483	UPE 604 1P
3465	UPE 604 1P	3474	WOLV 1P	3484	UPE 604 1P
3466	UPE 604 1P	3475	WOLV 1P	3485	UPE 604 1P
3467	UPE 604 1P	3476	WOLV 1P	3486	UPE 604 1P
3468	UPE 604 1P	3477	WOLV 1P	3487	UPE 604 1P
3469	UPE 604 1P	3478	WOLV 1P	3488	UPE 604 1P
3470	UPE 604 1P	3479	WOLV 1P	3489	UPE 604 1P
3471	UPE 604 1P	3480	WOLV 1P	3490	UPE 604 1P
3472	UPE 604 1P	3481	WOLV 1P	3491	UPE 604 1P
3473	UPE 604 1P	3482	WOLV 1P	3492	UPE 604 1P
3474	UPE 604 1P	3483	WOLV 1P	3493	UPE 604 1P
3475	UPE 604 1P	3484	WOLV 1P	3494	UPE 604 1P
3476	UPE 604 1P	3485	WOLV 1P	3495	UPE 604 1P
3477	UPE 604 1P	3486	WOLV 1P	3496	UPE 604 1P
3478	UPE 604 1P	3487	WOLV 1P	3497	UPE 604 1P
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3482	UPE 604 1P	3491	WOLV 1P	3501	UPE 604 1P
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3489	UPE 604 1P	3498	WOLV 1P	3508	UPE 604 1P
3490	UPE 604 1P	3499	WOLV 1P	3509	UPE 604 1P
3491	UPE 604 1P	3500	WOLV 1P	3510	UPE 604 1P
3492	UPE 604 1P	3501	WOLV 1P	3511	UPE 604 1P
3493	UPE 604 1P	3502	WOLV 1P	3512	UPE 604 1P
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3495	UPE 604 1P	3504	WOLV 1P	3514	UPE 604 1P
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3497	UPE 604 1P	3506	WOLV 1P	3516	UPE 604 1P
3498	UPE 604 1P	3507	WOLV 1P	3517	UPE 604 1P
3499	UPE 604 1P	3508	WOLV 1P	3518	UPE 604 1P
3500	UPE 604 1P	3509	WOLV 1P	3519	UPE 604 1P
3501	UPE 604 1P	3510	WOLV 1P	3520	UPE 604 1P
3502	UPE 604 1P	3511	WOLV 1P	3521	UPE 604 1P
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3504	UPE 604 1P	3513	WOLV 1P	3523	UPE 604 1P
3505	UPE 604 1P	3514	WOLV 1P	3524	UPE 604 1P
3506	UPE 604 1P	3515	WOLV 1P	3525	UPE 604 1P
3507	UPE 604 1P	3516	WOLV 1P	3526	UPE 604 1P
3508	UPE 604 1P	3517	WOLV 1P	3527	UPE 604 1P
3509	UPE 604 1P	3518	WOLV 1P	3528	UPE 604 1P
3510	UPE 604 1P	3519	WOLV 1P	3529	UPE 604 1P
3511	UPE 604 1P	3520	WOLV 1P	3530	UPE 604 1P
3512	UPE 604 1P	3521	WOLV 1P	3531	UPE 604 1P
3513	UPE 604 1P	3522	WOLV 1P	3532	UPE 604 1P
3514	UPE 604 1P	3523	WOLV 1P	3533	UPE 604 1P
3515	UPE 604 1P	3524	WOLV 1P	3534	UPE 604 1P
3516	UPE 604 1P	3525	WOLV 1P	3535	UPE 604 1P
3517	UPE 604 1P	3526	WOLV 1P	3536	UPE 604 1P
3518	UPE 604 1P	3527	WOLV 1P	3537	UPE 604 1P
3519	UPE 604 1P	3528			

OWNER'S CERTIFICATE
STATE OF TEXAS

[illegible]

OWNERS' DEDICATION

THE LANCET HAS EDITED MR. LAMON'S AND MR. HALL'S LETTERS INTO TWO ARTICLES, EACH OF WHICH IS FULLY AND FAIRLY REPRESENTATIVE OF THE CONTENTS OF THE ORIGINAL COMMUNICATIONS. THE EDITOR HAS PROCEEDED TO THE CORRECTION OF THE LANCET COPY OF MR. LAMON'S LETTER, AND HAS MADE THE FOLLOWING CHANGES:—MR. LAMON'S STATEMENT OF THE FACTS OF THE CASE, AND HIS CONCLUSIONS THEREON, ARE FULLY AND FAIRLY REPRESENTED IN THE LANCET COPY. THE ONLY CHANGES MADE IN THIS RESPECT ARE, FIRST, THE DELETION OF THE WORDS "THE LANCET COPY," IN THE FIRST LINE OF THE SECOND PARAGRAPH, AND, SECOND, THE DELETION OF THE WORDS "THE LANCET COPY," IN THE FIRST LINE OF THE THIRD PARAGRAPH. THE ONLY CHANGES MADE IN THIS RESPECT ARE, FIRST, THE DELETION OF THE WORDS "THE LANCET COPY," IN THE FIRST LINE OF THE SECOND PARAGRAPH, AND, SECOND, THE DELETION OF THE WORDS "THE LANCET COPY," IN THE FIRST LINE OF THE THIRD PARAGRAPH. THE ONLY CHANGES MADE IN THIS RESPECT ARE, FIRST, THE DELETION OF THE WORDS "THE LANCET COPY," IN THE FIRST LINE OF THE SECOND PARAGRAPH, AND, SECOND, THE DELETION OF THE WORDS "THE LANCET COPY," IN THE FIRST LINE OF THE THIRD PARAGRAPH.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____, DAY OF _____, 2023.

LOWE'S HOME CENTERS, INC.

STATE OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED MY TESTIMONY TO ME TO BE TRUE AND CORRECT. I AM AWARE THAT THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11 DAY OF NOVEMBER, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE CITY OF DALLAS, TEXAS, RELATIVE TO THE MATTER HEREIN SET FORTH, AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE TRUE AND CORRECT. WITNESSED MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2023.

DATED THIS DAY OF , 2023

MICHAEL J. MURPHY, R.P.L.S.

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
For Review Purposes Only
Michael J. Murphy, R.L.S.
Texas Registered Professional Land Surveyor No. 5724
April 5, 2003

COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE OF CALIFORNIA, PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE SAID INSTRUMENT AND FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER:	APPLICANT:	SUBMITTER:
LONG'S HOME CENTERS, INC. 1000 LONG'S BLVD. MCKESSVILLE, TN 38117 PH: (248) 491-7825 CONTACT: KE YELAW	LEADO GROUP 422 BURL MOORE ROAD ENNIS, TEXAS 75119 PH: (214) 621-5695 CONTACT: LARAE DEACON	STANTIC CONSULTING SERVICES INC. 6090 TRAVENOR PARKWAY, SUITE 2 PULASKI, TEXAS 75224 PH: (214) 472-2463 CONTACT: MICHAEL J. WATSON, RFP BID/EST. PRIC. NO. 10194488

PRELIMINARY PLAT
OWERS - DUTCH BROS ADDITION
LOTS 1B AND 1C, BLOCK A/7568
BEING 18,092 ACRES LOCATED IN THE
ALBERTUS CRUTHELD SURVEY, ABSTRACT NO. 243
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-128
APRIL 6, 2023