

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to create two (2) lots from a platted lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Titan Towers Construction, LLC, acting by and through its duly authorized agent(s), Benjamin Chester and Ramon Hodges, does hereby adapt this plat, designating the herein described property as UMPHRESS TITAN TOWERS 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.

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 _____, 2026.

Titan Towers Construction, LLC,

Benjamin Chester
Owner

Ramon Hodges
Owner

STATE OF TEXAS

COUNTY OF DALLAS

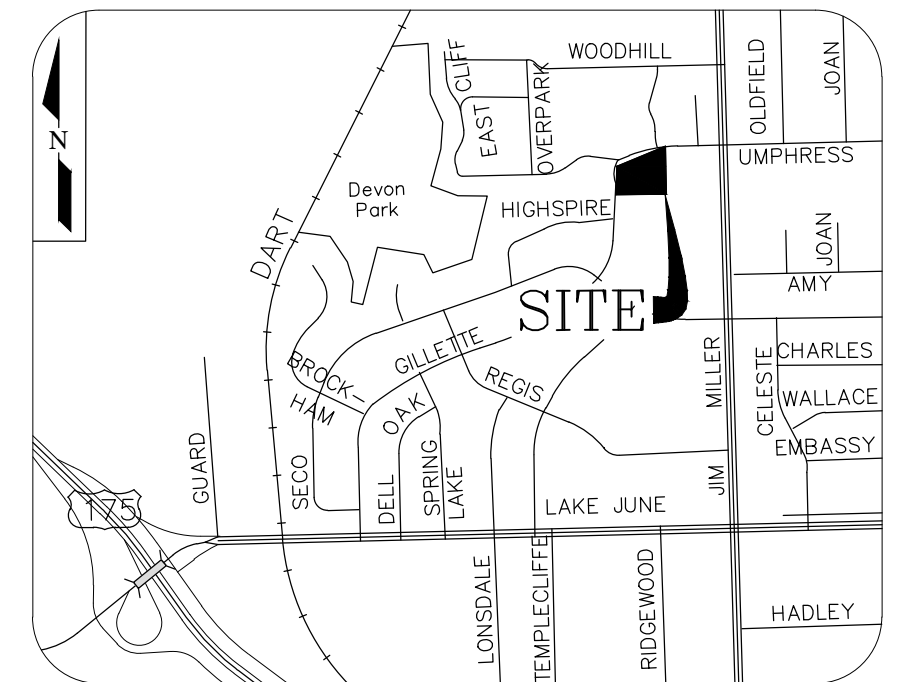
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2026.

Notary Public in and for the State of Texas

LEGEND

- CM CONTROLLING MONUMENT
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
POB POINT OF BEGINNING
p, m PLATTED, MEASURED
VOL./PG. VOLUME/PAGE
IRF IRON ROD FOUND (AS NOTED)
X" X" CUT FOUND
MNS MAGNAIL SET (AS NOTED)
MGN MAGNAIL FOUND (AS NOTED)
OHP OVERHEAD POWER LINE
UTILITY POLE
ELECTRIC METER
WATER METER
WATER VALVE
FIRE HYDRANT
GUY ANCHOR
SIGN
LIGHT POLE
TELEPHONE PEDESTAL
SANITARY SEWER MANHOLE
WOOD FENCE



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 17,858 square foot or 0.410 acre tract of land, situated in the Robert Bethrum Survey, Abstract Number 86, in the City of Dallas, Dallas County, Texas, being all of Lot 3, Block F/6231 of S2Lock01 Addition, an Addition to the City of Dallas, Texas, recorded in Instrument #202300081938, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being all of the property described in a General Warranty Deed to Titan Towers Construction, LLC, recorded in Instrument #202500136258 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a mag nail stamped "Texas Heritage Surveying" found (Controlling Monument) at the Northwest corner of said Lot 3, and being the intersection of the South right of way line of Umpress Road, a 50 foot right-of-way, with the East right of way line of Gillette Street, a 50 foot right-of-way, both streets recorded in Volume 19, Page 327, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE North 67 degrees 42 minutes 54 seconds East, with the common line between said Lot 3 and the South right of way line of said Umpress Road, a distance of 161.82 feet to a 3 inch Aluminum Disk stamped "Umpress Titan Towers Addition and ARA 6671" set on a 1/2 inch iron rod for the Northeast corner of said Lot 3, same being the Northwest corner of Lot 2, Block F/6231 of said S2Lock01 Addition;

THENCE South 00 degrees 52 minutes 50 seconds East, with the common line between said Lot 3 and said Lot 2, a distance of 147.02 feet to a 1/2 inch iron rod with yellow cap stamped "CBG" found (Controlling Monument) for the Southeast corner of said Lot 3, same being the Northeast corner of Lot 4, Block F/6231 of said S2Lock01 Addition;

THENCE South 89 degrees 17 minutes 10 seconds West, with the common line between said Lot 3 and Lot 4, a distance of 87.62 feet to the POINT OF BEGINNING, containing 17,858 square foot or 0.410 acres of land more or less.

THENCE North 01 degrees 57 minutes 10 seconds East, with the East right of way line of said Gillette Street, a distance of 87.62 feet to the POINT OF BEGINNING, containing 17,858 square foot or 0.410 acres of land more or less.

CERTIFICATE OF APPROVAL

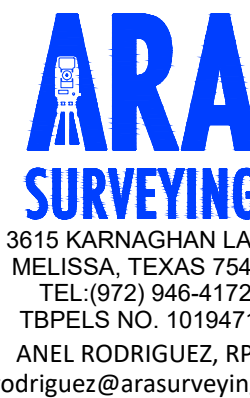
I, _____, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Attest: _____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Secretary

ENGINEER:
GINA GARCIA, P.E.
PAREDES & GARCIA, LLC
808 DEERBROOK CIRCLE
GRAND PRAIRIE, TX 75052
972-310-8549

OWNERS:
BENJAMIN CHESTER AND
RAMON HODGES
TITAN TOWERS CONSTRUCTION, LLC
4644 LOIS STREET
FORT WORTH, TEXAS 76119

SURVEYOR



3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
UMPRESS TITAN
TOWERS ADDITION
LOT 3A AND 3B, BLOCK F/6231
A REPLAT OF LOT 3, BLOCK F/6231
S2LOCK01 ADDITION
0.410 ACRES SITUATED IN THE
ROBERT BETHRUM SURVEY, ABSTRACT NO. 86
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000077

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 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, Section 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 _____, 2026.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____, 2026.

Notary Public in and for the State of Texas

Printed by: eplot Plot Date: 2/26/2026 11:09 AM

Drawing: G:\My Drive\Survey\2026\26009-6902 Umpress Rd Dallas-Plat.dwg Saved By: eplot Save Time: 2/26/2026 10:06 AM