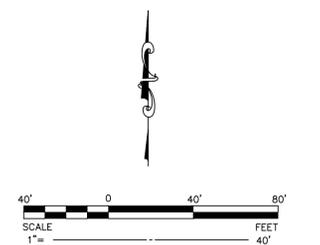


VICINITY MAP
NOT TO SCALE

NOTES:

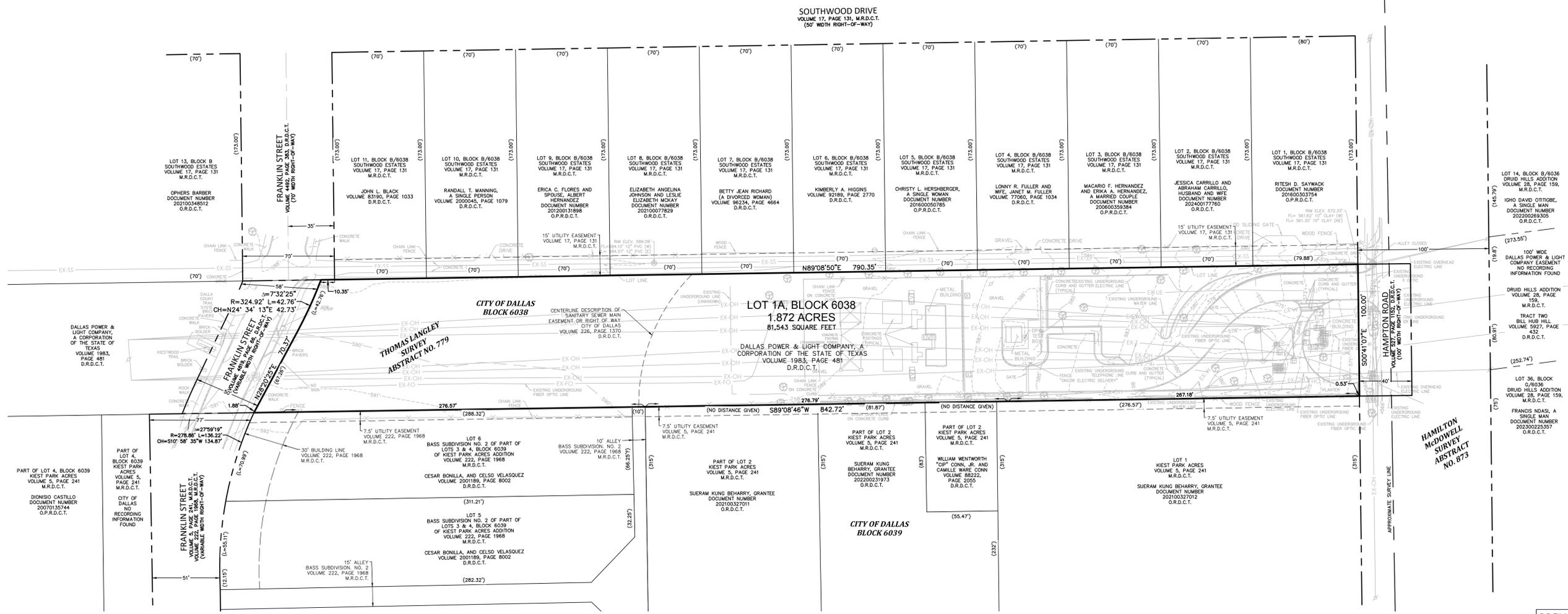
- The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.9998677045 was used for this project.
- Elevations are based on NAVD88 as determined by post processed static GPS observations.
- According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 480 of 725, Map Number 48113C0480K, Map Revised Date: July 7, 2014, the subject property is located in Zone X (unshaded) defined as "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 approximate location of underground utilities shown herein is based on visible appurtenant fixtures, above-ground markings, and the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used, and all utility companies and municipal inspectors should be consulted prior to construction.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to create one lot from one unplatted lot.
- Structures and electrical equipment exist on the subject property and will remain.
- The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
- According to the City of Dallas zoning map, the subject property is located within the following zoning districts: SUP-275 Special Use Permit, R-7.5(A) Single Family Residential, and R-10(A) Single Family Residential.



D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 CM = CONTROLLING MONUMENT
 (70) = RECORD INFORMATION

= SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

| LEGEND | |
|--------|------------------------|
| SYMBOL | DESCRIPTION |
| | AIR CONDITIONER |
| | BOLLARD |
| | ELECTRIC BOX |
| | ELECTRIC MANHOLE |
| | ELECTRIC METER |
| | ELECTRIC VAULT |
| | GUY |
| | LIGHT POLE |
| | TELEPHONE VAULT |
| | TREE |
| | TELEPHONE RISER |
| | ELECTRIC RISER |
| | UTILITY POLE |
| | SANITARY SEWER MANHOLE |
| | SIGN |
| | WATER METER |
| | EDGE OF ASPHALT |
| | OVERHEAD UTILITY |
| | FENCE LINE |
| | BURIED WATER LINE |
| | BURIED ELECTRIC LINE |
| | BURIED SEWER LINE |
| | BURIED FIBER OPTIC |



**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

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.

**PRELIMINARY PLAT
Hampton Road
Substation Addition
LOT 1A, BLOCK 6038**
 Situated in the
 Thomas Langley Survey, Abstract No. 779,
 City of Dallas Block 6038, City of Dallas, Dallas County, Texas
 (1.872 Acres or 81,543 Square Feet)

This plat was prepared in January 2026
 CITY PLAN FILE NO. Plat-26-000026

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER NAME AND ADDRESS
 Name: Onco Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

ENGINEER NAME AND ADDRESS
 Name: Kimley Horn
 Address: 6160 Warren Pkwy, Suite 210, Frisco, TX 75034
 Phone: 972.335.3580

SURVEYOR NAME AND ADDRESS
 Name: Dunaway
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Oncor Electric Delivery Company LLC, are the Owners of a tract of land situated in the Thomas Langley Survey, Abstract Number 779, City of Dallas Block 6038, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

METES & BOUNDS DESCRIPTION

BEING a 1.872 acre tract of land situated in the Thomas Langley Survey, Abstract Number 779, City of Dallas Block 6038, City of Dallas, Dallas County, Texas, and being part of that tract of land described in Warranty Deed With Single, Joint and Wife's Separate Acknowledgments to Dallas Power & Light Company, a corporation of the State of Texas, as recorded in Volume 1983, Page 481, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 1.872 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" (hereinafter referred to as a set 5/8-inch YCIR) for the northeast corner of said Dallas Power & Light Company tract and the southeast corner of Southwood Estates, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 17, Page 131, Map Records, Dallas County, Texas (M.R.D.C.T.), on the east line of Hampton Road (100' width right-of-way), said POINT OF BEGINNING being locatable by NAD83 GRID coordinates N: 6,941,340.81' E: 2,473,817.12';

THENCE South 00 degrees 41 minutes 07 seconds East, along the common line between the east line of said Dallas Power & Light Company tract and the west line of said Hampton Road, a distance of 100.00 feet to a set 5/8-inch YCIR for the southeast corner of said Dallas Power & Light Company tract and the northeast corner of Kiest Park Acres, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 5, Page 241, M.R.D.C.T.;

THENCE South 89 degrees 08 minutes 46 seconds West, along the common line between the south line of said Dallas Power & Light Company tract and the north line of said Kiest Park Acres addition, passing a found Type II concrete right of way marker with square brass cap stamped "38 7" with Arrow Pointing North on said common line at a distance of 0.53 feet, passing a found 1-inch steel pipe on said common line at a distance of 267.71 feet, passing the northwest corner of said Kiest Park Acres addition and the northeast corner of Bass Subdivision No. 2 of Part of Lots 3 & 4, Block 6039 of Kiest Park Acres Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 222, Page 1968, M.R.D.C.T. on said common line at a distance of 544.50 feet, and continuing along the common line between the south line of said Dallas Power & Light Company tract and the north line of said Bass Subdivision No. 2, passing a found 1/2-inch I.D. steel pipe on said common line at a distance of 821.07 feet, and continuing in all a total distance of 842.72 feet to a set 5/8-inch YCIR at the northwest corner of said Bass Subdivision No. 2, on the east line of Franklin Street (variable width right-of-way) as described in deed to the City of Dallas as recorded in Volume 4819, Page 66, D.R.D.C.T.;

THENCE North 28 degrees 20 minutes 25 seconds East, along the common line between the west line of said Dallas Power & Light Company tract and the east line of said Franklin Street (4819/66), passing a found 5/8-inch bent iron rod on said common line at a distance of 1.88 feet, and continuing in all a total distance of 70.37 feet to a set 5/8-inch YCIR for the beginning of a non-tangent circular curve to the left with a radius of 324.92 feet, and a chord that bears North 24 degrees 34 minutes 13 seconds East, a distance of 42.73 feet;

THENCE Northeasterly, continuing along said common line, and along said curve, through a central angle of 07 degrees 32 minutes 25 seconds, an arc length of 42.76 feet to a set 5/8-YCIR for the northwest corner of the herein described tract and the northeast corner of said Franklin Street (4819/66), same being on the south right of way line of Franklin Street (70-foot width right-of-way) as described in deed to the City of Dallas as recorded in Volume 4492, Page 383, D.R.D.C.T.;

THENCE North 89 degrees 08 minutes 50 seconds East, along the common line between the north line of said Dallas Power & Light Company tract and the south line of said Franklin Street (4492/383), passing the east line of said Franklin Street (4492/383) and the west line of said Southwood Estates at a distance of 10.35 feet, and continuing along the common line between the north line of said Dallas Power & Light Company tract and the south line of said Southwood Estates, in all a total distance of 790.35 feet to the POINT OF BEGINNING and containing 1.872 acres or 81,543 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, the undersigned, ONCOR ELECTRIC DELIVERY COMPANY LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as HAMPTON ROAD SUBSTATION ADDITION, LOT 1A, BLOCK 6038, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, ONCOR ELECTRIC DELIVERY COMPANY LLC certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Dallas, Texas, this ____ day of _____, 20__.

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 Signature

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.

Lien Holder Signature

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ONCOR ELECTRIC DELIVERY COMPANY LLC, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE _____ BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE - DESCRIBED PROPERTY AS HAMPTON ROAD SUBSTATION ADDITION, LOT 1A, BLOCK 6038, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, SHALL BE CONSTRUCTED OR PLACE UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SAID UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF DALLAS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM. THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE, EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF DALLAS. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

WITNESS MY HAND THIS THE ____ DAY OF _____

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

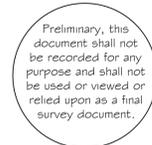
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Kevin Junge, 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, Sec. 51A-8.617 & (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__.

Kevin Junge
Texas Registered Professional Land Surveyor No. 6765



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

NOTES:

- 1. The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.9998677045 was used for this project.
2. Elevations are based on NAVD88 as determined by post processed static GPS observations.
3. According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 480 of 725, Map Number 48113C0480K, Map Revised Date: July 7, 2014, the subject property is located in Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
4. The approximate location of underground utilities shown hereon is based on visible appurtenant fixtures, above-ground markings, and the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used, and all utility companies and municipal inspectors should be consulted prior to construction.
5. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
6. The purpose of this plat is to create one lot from one unplatted lot.
7. Structures and electrical equipment exist on the subject property and will remain.
8. The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
9. According to the City of Dallas zoning map, the subject property is located within the following zoning districts: SUP-275 Special Use Permit, R-7.5(A) Single Family Residential, and R-10(A) Single Family Residential.

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

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.

PRELIMINARY PLAT
Hampton Road
Substation Addition
LOT 1A, BLOCK 6038
Situated in the
Thomas Langley Survey, Abstract No. 779,
City of Dallas Block 6038, City of Dallas, Dallas County, Texas
(1.872 Acres or 81,543 Square Feet)

This plat was prepared in January 2026
CITY PLAN FILE NO. Plat-26-000026



OWNER NAME AND ADDRESS
Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

ENGINEER NAME AND ADDRESS
Name: Kimley Horn
Address: 6160 Warren Pkwy, Suite 210, Frisco, TX 75034
Phone: 972.335.3580

SURVEYOR NAME AND ADDRESS
Name: Dunaway
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

PLotted by: Robert Harvey, CRL, Tuesday, January 27, 2026, 4:12:13 PM. FILEPATH: P:\0003700\3700_483\Hampton Road\BP160263\Survey\Drawings\0003700_483_Hampton Road Preliminary Plat FINAL.dwg