



**LEGEND**

IRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 1890"
CM	CONTROL MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY TEXAS
DISC SET	5/8" IRON ROD SET WITH 3-1/2" DISC CAP STAMPED "HAVERWOOD RPLS 1890"
NAIL SET	MAG NAIL WITH WASHER STAMPED "RPLS 1890 - HAVERWOOD ADDN"

(31.602 AC.)  
METHODIST HOSPITALS OF DALLAS  
VOL. 80220, PAGE 495

**LYNDON B. JOHNSON FREEWAY  
(INTERSTATE HIGHWAY 20)  
(INTERSTATE HIGHWAY 635)  
ISERVICE ROAD)**



OAK CLIFF FARMS UNRECORDED ADDITION  
SILAS B. RUNYON SURVEY - ABSTRACT NO. 1199

- NOTES:**
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  2. STATE PLANE COORDINATE (4204 TEXAS SOUTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)
  3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT.
  4. UNDERGROUND UTILITIES SHOWN ARE SCALED FROM ENGINEER PLAN DRAWINGS, AND HAVE NOT BEEN FIELD VERIFIED.
  5. THE BASIS OF BEARING IS THE NORTH RIGHT OF WAY LINE OF LYNDON B. JOHNSON FREEWAY S 88°18'05" W.

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CONTACT: DAVID PETREE, RPLS 1890  
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**DREAM 84, INC.**  
2315 MORGAN FARM DR  
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PHONE: (817) 901-1113  
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Pinnacle-IH20-3ac-Lot\_10-PLAT-2026.dwg

**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**  
**OAK CLIFF FARMS UNRECORDED ADDITION**  
**LOT 10 - CITY BLOCK 7591**  
**AN 3.0059 ACRE ADDITION TO**  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
SILAS B. RUNYON SURVEY - ABSTRACT NO. 1199

**OWNERS CERTIFICATE**

WHEREAS DREAM 84, INC. IS THE OWNER OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE STATE OF TEXAS AND COUNTY OF DALLAS OUT OF THE SILAS B. RUNYON SURVEY, ABSTRACT NO. 1199 AND BEING KNOWN AS LOT 10 IN BLOCK 7591 OF THE UNRECORDED PLAT OF OAK CLIFF FARMS ADDITION AND ALSO PART OF THE 216.81 ACRE TRACT OF LAND CONVEYED TO FRANK C. SLAY BY JAMES C. WATTS ESTATE IN DEED FILED FOR RECORD DECEMBER 18TH, 1945, IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PROPERTY DESCRIBED IN DEED TO DREAM 84, INC., AS RECORDED UNDER CCF# 2021-147760 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" IN THE NORTH LINE OF I.H. NO. 635 (LYNDON B. JOHNSON FREEWAY) (INTERSTATE HIGHWAY NO. 20) FOR THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT BEING WITNESSED BY CONCRETE TxDOT HIGHWAY RIGHT OF WAY MONUMENT FOUND BEARING SOUTH 88° 18' 05" WEST AT A DISTANCE OF 235.16 FEET, SAID POINT OF BEGINNING ALSO BEING COMMON TO THE SOUTHEAST CORNER OF A 31.602 ACRE TRACT OF LAND DESCRIBED IN DEED TO METHODIST HOSPITALS OF DALLAS AS RECORDED IN VOLE 80220 AT PAGE 495 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

**THENCE** NORTH 01°16'31" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 10 AND THE METHODIST HOSPITALS OF DALLAS TRACT FOR A DISTANCE OF 553.78 FEET TO A 5/8" IRON WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE NORTHWEST CORNER OF SAID LOT 10 IN THE SOUTH LINE OF PINNACLE DRIVE (CALLED 50 FOOT RIGHT OF WAY

**THENCE** NORTH 88°49'10" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID PINNACLE DRIVE COMMON TO THE NORTH LINE OF SAID LOT 10 FOR A DISTANCE OF 236.90 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SHERMAN EXPRESS, LLC;

**THENCE** SOUTH 01°16'31" EAST AND DEPARTING THE SOUTH LINE OF SAID PINNACLE DRIVE, AND BEING COMMON TO LOTS 10 AND 11 OF THE UNRECORDED PLAT OF OAK CLIFF FARMS UNRECORDED ADDITION FOR A DISTANCE OF 551.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE SOUTHEAST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID SHERMAN EXPRESS, LLC, 3 ACRE TRACT;

**THENCE** SOUTH 88° 18' 05" WEST AND FOLLOWING A TRACT OF LAND DESCRIBED IN DEED TO FRED T. JOHNSON BY DEED RECORDED IN VOLUME 94044 AT PAGE 3068 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND PASSING A CONCRETE HIGHWAY MONUMENT FOUND AT A DISTANCE OF 117.92 FEET FOR THE WESTERLY CORNER OF SAID FRED T. JOHNSON, JR. TRACT AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 10 AND COMMON TO THE NORTH LINE OF I.H. NO. 635 (LYNDON B. JOHNSON FREEWAY) (INTERSTATE HIGHWAY NO. 20) FOR A TOTAL DISTANCE OF 236.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0059 ACRES OF LAND, MORE OR LESS.

**OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT DREAM 84, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 10, BLOCK 7591, OAK CLIFF FARMS ADDITION, AN ADDITION TO THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON.

THE 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 \_\_\_\_\_, 20\_\_.

SAS & ASSOCIATES, INC, TRUSTEE.

BY: \_\_\_\_\_  
NAME

STATE OF TEXAS }  
COUNTY OF }

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 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**SURVEYOR'S STATEMENT**

I, DAVID PETREE, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 1890

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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 DAVID PETREE 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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

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OAK CLIFF FARMS UNRECORDED ADDITION  
LOT 10 - CITY BLOCK 7591  
AN 3.0059 ACRE ADDITION TO  
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SITUATED IN THE  
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