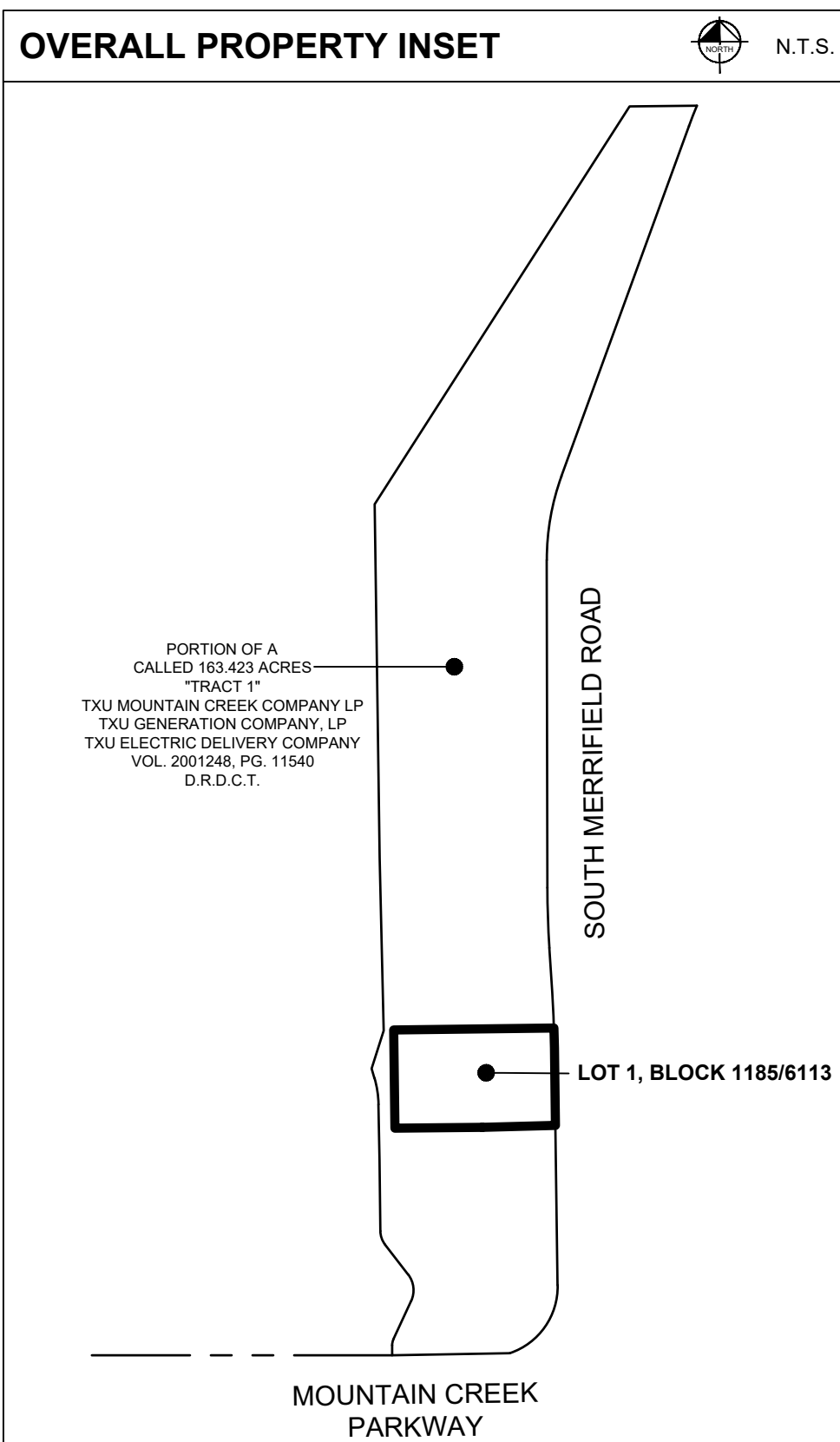


SYMBOL LEGEND	
□	BOX OR FEDESTAL
○	HANDHOLE
△	MARKER SIGN
○	METER
○	MARKER PINFLAG
○	STORAGE TANK
○	VALVE (EXCEPT WATER)
○	VAULT
○	WELL
○	CABLE TV
○	ROOF DRAIN
○	ELEVATION BENCHMARK
○	FLOW DIRECTION
○	MONITORING WELL
○	FUEL TANK
○	FLOOD LIGHT
○	GUY ANCHOR
○	GUY ANCHOR POLE
○	UTILITY POLE
○	ELECTRIC SWITCH
○	ELECTRIC TRANSFORMER
○	PARKING METER
○	RAILROAD SIGNAL
○	RAILROAD SIGN
○	AC UNIT
○	BASKET BALL GOAL
○	BORE LOCATION
○	FLAG POLE
○	GOAL POST
○	GREASE TRAP
○	IRRIGATION VALVE
○	LIGHT STANDARD
○	MAIL BOX
○	NEWS STAND
○	PHONE BOOTH
○	COMMUNICATIONS
○	ELECTRIC OR POWER
○	FIBER OPTIC
○	NATURAL GAS
○	PETROLEUM OR PIPELINE
○	RAILROAD
○	SAN SEWER OR WASTEWATER
○	STORM SEWER
○	TELEPHONE
○	TRAFFIC
○	UNIDENTIFIED
○	WATER
○	SECURITY CAMERA
○	SANITARY SEWER BOX
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER LIFT STATION
○	STORM SEWER DRAIN
○	TRAFFIC BARRIER
○	TRAFFIC COLLAR
○	TRAFFIC CAMERA
○	TRAFFIC SENSOR
○	TRAFFIC SIGNAL
○	TRASH BIN
○	WATER BOX
○	FIRE SPRINKLER CONNECTION
○	FIRE HYDRANT
○	WATER VALVE
○	AIR RELEASE VALVE
○	WATER WELL

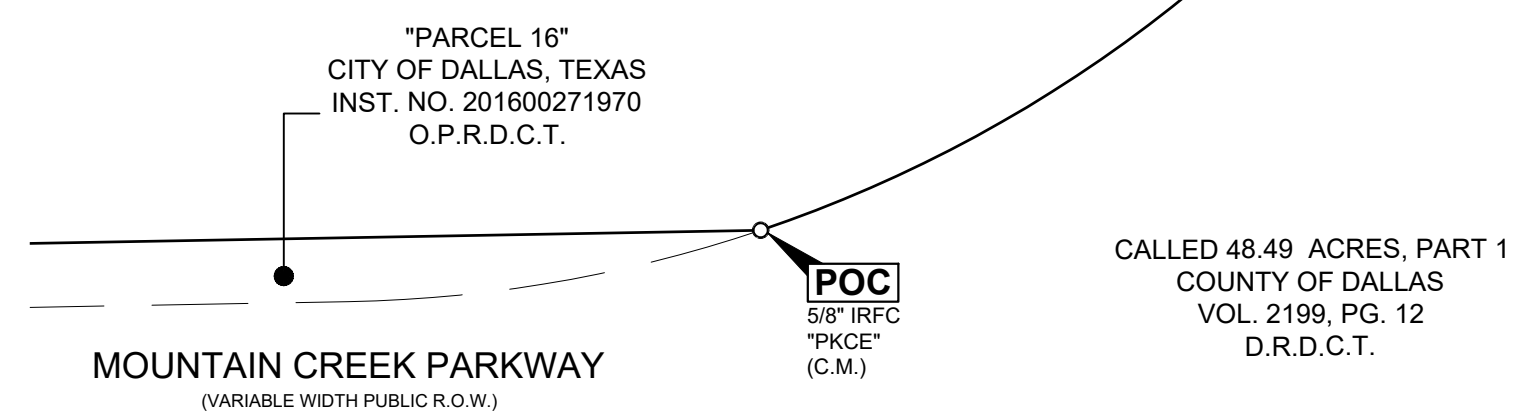
- GENERAL NOTES:
- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
 - COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.



TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION
105152	19" HACKBERRY	105170	22" HACKBERRY
105153	16" MESQUITE	107811	17" LIVE OAK
105155	17" MESQUITE	109515	6" HACKBERRY
105156	8" HACKBERRY	109516	7" HACKBERRY
105157	18" MESQUITE	109517	10" CEDAR
105158	20" MESQUITE	109518	11" CEDAR
105159	24" MESQUITE	109519	13" HACKBERRY
105160	17" HACKBERRY	109520	16" HACKBERRY
105163	17" MESQUITE	109521	30" HACKBERRY
105164	9" HACKBERRY	109522	28" MESQUITE
105165	21" MESQUITE	109523	16" CEDAR
105166	17" MESQUITE	109524	14" CEDAR
105167	18" HACKBERRY	109525	17" CEDAR
105168	11" BRADFORD PEAR	115154	18" HACKBERRY
105169	30" MESQUITE		

ABBREVIATION LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
IRFC	IRON ROD WITH PLASTIC CAP FOUND
ADS	3 1/4" ALUMINUM DISK STAMPED "TGM - KHA" AFFIXED TO A 5/8" IRON ROD
C.M.	CONTROLLING MONUMENT
(XXX)	RECORD DISTANCE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE TYPE LEGEND	
—	BOUNDARY LINE
—	PROPERTY LINE
—	EASEMENT LINE
—	BLOCK LINE
SS	SANITARY SEWER LINE
W	WATER LINE
OHE	OVERHEAD UTILITY LINE



OWNER:
TXU ELECTRIC DELIVERY COMPANY
P.O. BOX 139100
DALLAS TEXAS 75313
PH: 617-845-0470
CONTACT: RACHEL BRYAN

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
801 CHERRY STREET, SUITE 1600
FORT WORTH, TEXAS 76102
PH: (281) 413-3570
CONTACT: JENNIFER GANSERT, P.E.
jennifer.gansert@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAVE DE WEIRDIT, RPLS
dave.deweirdit@kimley-horn.com

PRELIMINARY PLAT
TGM ONCOR
LOT 1, BLOCK 1185/6113
BEING 13.672 ACRES SITUATED IN THE
JOHN C. READ SURVEY, ABSTRACT NO. 1185
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-171

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/GDW	DJD	AUG 2024	061282808	1 OF 2

DWG NAME: TCDAL_SURVEY108126208-ONCOR-TGM-MOUNTAIN CREEK.DWG PLOTTED BY: WILEY, GREG 07/22/24 10:42:02 PMLAST SAVED: 07/22/24 3:57 PM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TXU ELECTRIC DELIVERY COMPANY, is the owner of a tract of land situated in the John C. Read Survey, Abstract No. 1185 City of Dallas Block 6113, City of Dallas, Dallas County, Texas, and being a portion of a called 163.423 acre tract of land described as "Tract 1" in the Special Warranty Deed to TXU Mountain Creek Company LP, TXU Generation Company, LP, and TXU Electric Delivery Company, recorded in Volume 2001248, Page 11540, Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with red plastic cap stamped "PKCE" found for the east corner of a called 0.3096 acre tract of land described as "PARCEL 16" in the Quit Claim Deed to the City of Dallas recorded in Instrument No. 201600271970, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being in the south line of said 163.423 acre tract of land, and being a point in the north right-of-way line of Mountain Creek Parkway (a variable width public right-of-way, Volume 2199, Page 12, D.R.D.C.T.) at the intersection of the west right-of-way line of South Merrifield Road (a variable width public right-of-way, Volume 2199, Page 12, D.R.D.C.T.), and being the point of curvature of a non-tangent curve to the left having a radius of 427.50 feet, a central angle of 72°37'06", and a chord bearing and distance of North 35°02'35" East, 506.28 feet;

THENCE with the west right-of-way line of said South Merrifield Road, the following calls:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 541.83 feet to a 5/8-inch iron rod with red plastic cap stamped "PBS&J" found for corner;

North 00°46'44" West, a distance of 1,014.02 feet to a 3-1/4-inch aluminum disk stamped "TGM - KHA" affixed to a 5/8-inch iron rod set for the **POINT OF BEGINNING**;

THENCE over and across said 163.423 acre tract of land, the following calls:

South 88°27'53" West, a distance of 449.95 to a 3-1/4-inch aluminum disk stamped "TGM - KHA" affixed to a 5/8-inch iron rod set for corner;

South 89°28'45" West, a distance of 537.35 feet to a 3-1/4-inch aluminum disk stamped "TGM - KHA" affixed to a 5/8-inch iron rod set for corner;

North 00°43'01" West, a distance of 603.61 feet to a 3-1/4-inch aluminum disk stamped "TGM - KHA" affixed to a 5/8-inch iron rod set for corner;

North 89°16'59" West, a distance of 985.29 feet to a 3-1/4-inch aluminum disk stamped "TGM - KHA" affixed to a 5/8-inch iron rod set in the west right-of-way line of said South Merrifield Road for the beginning of a non-tangent curve to the right with a radius of 5,679.70 feet, a central angle of 01°13'59", and a chord bearing and distance of South 01°23'43" East, 122.24 feet;

THENCE with said west right-of-way line, the following calls:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 122.24 feet to a point for corner, from which a disturbed 5/8-inch iron rod with red plastic cap stamped "PBS&J" bears South 89°31'20" East, a distance of 1.49 feet;

South 00°46'44" East, a distance of 476.79 feet to the **POINT OF BEGINNING** and containing a computed area of 595,542 square feet or 13.672 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TXU ELECTRIC DELIVERY COMPANY, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **TGM ONCOR** 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. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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 _____, this the _____ day of _____, 2024.

TXU ELECTRIC DELIVERY COMPANY,

By: _____
Title:

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 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 _____ 2024.

Notary Public in and for the State of

SURVEYOR'S STATEMENT

I, David J. De Weirtdt, 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 (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 7th day of August, 2024

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

David J. De Weirtdt
Registered Professional
Land Surveyor No. 5066
Kimley-Horn and Assoc., Inc.
13455 Noel Road
Two Galleria Office Tower Suite 700
Dallas, Texas 75240
ph. (972) 770-1300
david.deweirtdt@kimley-horn.com

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 J. De Weirtdt 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 _____ 2024.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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

PRELIMINARY PLAT
TGM ONCOR
LOT 1, BLOCK 1185/6113
BEING 13.672 ACRES SITUATED IN THE
JOHN C. READ SURVEY, ABSTRACT NO. 1185
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-171

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale N/A Drawn by SRD/GDW Checked by DJD Date AUG 2024 Project No. 061282808 Sheet No. 2 OF 2

OWNER:
TXU ELECTRIC DELIVERY COMPANY
P.O. BOX 139100
DALLAS TEXAS 75313
PH: 617-645-0470
CONTACT: RACHEL BRYEN

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
801 CHERRY STREET, SUITE 1600
FORT WORTH, TEXAS 76102
PH. (281) 413-3570
CONTACT: JENNIFER GANSERT, P.E.
jennifer.gansert@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: DAVE DE WEIRDT, RPLS
dave.deweirtdt@kimley-horn.com