

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- The purpose of this plat is to create one lot.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- No trees exist onsite.

Line Table		
Line #	Bearing	Distance
BL1	N 82°21'20" E	29.50'
BL2	N 52°29'20" E	54.14'
BL3	S 45°11'43" E	61.07'
BL4	S 57°09'53" E	53.73'

LEGEND	
ADS	3-1/4" ALUMINUM DISC STAMPED "OD ADDITION SPIARSENG RPLS 5252" SET
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 126,979 square feet or 2.915 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being all of Lots 1-9, Block A/452, R.A. Mansfield Addition (corrected plat), recorded in Volume 74, Page 366, Map Records, Dallas County, Texas, and part of an alley abandoned per Dallas City Ordinance No. 13914, recorded in Volume 73003, Pg. 1303 of the Deed Records, Dallas County, Texas (DRDCT), as corrected by Dallas City Ordinance No. 14656, recorded in Volume 74231, Page 2078 DRDCT, and being all of Tracts 1 through 15 conveyed by a warranty deed to C.D. Williams Building Account, recorded in Volume 81159, Page 2499 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 2" brass washer stamped "OHT ERVAY ADDITION SPIARSENG RPLS 5252" set for the intersection of the northeast line of Ervay Street, a variable width public right-of-way, with the northwest line of Beaumont Street, a called 40-foot-wide right-of-way, from which a MAG nail found for the intersection of the southwest line of Ervay Street, and the northwest line of Beaumont Street, bears S 34°12'18" W, 60.15 feet;

THENCE N 51°14'50" W, 312.50 feet along the northeast line of Ervay Street to a 2" brass washer stamped "OHT ERVAY ADDITION SPIARSENG RPLS 5252" set for the south corner of a tract conveyed to The Dallas County Heritage Society, Inc., recorded in Volume 82118, Page 184 DRDCT;

THENCE N 40°27'23" E, 340.63 feet along the southeast line thereof to a 1/2" iron rod with plastic cap found for the southerly corner of a tract conveyed to the Dallas Independent School District, recorded in Volume 3955, Page 628 DRDCT;

THENCE S 74°11'33" E, 163.78 feet along a southerly line thereof to a 2" brass washer stamped "OHT ERVAY ADDITION SPIARSENG RPLS 5252" set;

THENCE N 82°21'20" E, 29.50 feet continuing along a southerly line thereof to a 2" brass washer stamped "OHT ERVAY ADDITION SPIARSENG RPLS 5252" set;

THENCE N 52°29'20" E, 54.14 feet continuing along a southeasterly line of said Dallas ISD tract to a 2" brass washer stamped "OHT ERVAY ADDITION SPIARSENG RPLS 5252" set for the most easterly corner thereof, being on the southwest line of a tract conveyed to the City of Dallas, recorded in Volume 84010, Page 4161 DRDCT;

THENCE S 45°11'43" E, 61.07 feet along the southeast line of said City of Dallas tract to a 2" brass washer stamped "OHT ERVAY ADDITION SPIARSENG RPLS 5252" set for the south corner thereof, being the southwest corner of another tract conveyed to same, recorded in Volume 83251, Page 164 DRDCT;

THENCE S 57°09'53" E, along the south line thereof, passing at 33.06 feet the southeast corner of said City of Dallas tract, continuing a total distance of 53.73 feet to a wood post (charred) found on the northwest line of Beaumont Street;

THENCE S 38°15'02" W, 474.95 feet along the northwest line thereof to the POINT OF BEGINNING with the subject tract containing 126,979 square feet or 2.915 acres of land, as noted above.

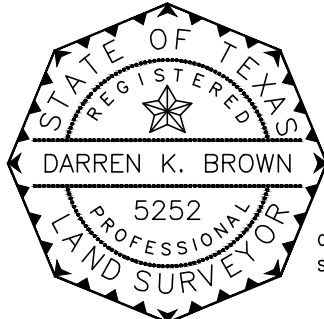
SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 ____ day of _____, 2023.

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

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiarssengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2023.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CD WILLIAMS BUILDING ACCOUNT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as OHT ERVAY ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

CD WILLIAMS BUILDING ACCOUNT

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

PRELIMINARY PLAT

OHT ERVAY ADDITION

LOT 1A, BLOCK A/552
BEING A REPLAT OF LOTS 1 THROUGH 9,
BLOCK A/452, R.A. MANSFIELD ADDITION (CORRECTED PLAT)
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 2.915 ACRES
CITY PLAN FILE NO. S223-144

OWNER
CD Williams Building Account
1700 S. Ervay Street
Dallas, TX 75215
Telephone: 214-675-0255
Contact: Phillip Butcher

APPLICANT
OHT Partners
5440 Harvest Hill
Dallas, TX 75230
Telephone: (469) 722-4653
Contact: David Godvin

ENGINEER / SURVEYOR
Spiaars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond, P.E.