



City of Dallas

Survey Plat Review Group and Subdivision Administration; 2022 August Outreach Training

John Stepp, RPLS and
Mohammad H. Bordbar, Senior Planner
Development Services



City of Dallas

Lunch -and-Learn presentation

John Stepp, RPLS and
Mohammad H. Bordbar, Senior Planner
Development Services

Presentation Overview



- 1) Welcome to the presentation
- 2) Purpose; Conduct Meaningful Engagement with Industry Partners
- 3) Goal; Provide Basic Info. for Platting.
- 4) 45 min. Preliminary Platting and 45 min. Final Platting





City of Dallas

SUBDIVISION PLATTING PROCESS

Mohammad H. Bordbar
Senior Planner, Subdivision
Development services
City of Dallas

SUBDIVISION STAFF



Paul Nelson – Subdivision Administrator	214-948-4452
Mohammad H. Bordbar – Senior Planner	214-948-4622
Sharmila Shrestha – Senior Planner	214-948-4531
Nora Castaneda – Administrative Specialist II	214-948-4454
Emmanuel Castelano – Office Assistant II	214-948-4344



PURPOSE



The purpose of a subdivision is to:

- Guide the future growth and development of the City;
- Guide public policy and action in order to provide adequate and efficient transportation, streets, storm drainage, water, wastewater, parks and open space facilities;
- Provide for the proper location and width of streets and building lines;



SUBDIVISION PLATTING PROCESS



- Establish reasonable standards of design and procedures for platting, in order to promote the orderly layout and use of and to insure proper legal descriptions and documenting of platted land;
- Ensure that the cost of public infrastructure improvements which primarily benefit the tract of land being platted be borne by the owners of the tract in accordance with applicable laws; and
- Prevent the pollution of air, streams, and ponds by assuring the adequacy of drainage facilities, and by safeguarding the escarpment, flood plain, and the water table.



The City of Dallas recognizes two basic types of subdivisions:



- Major - a plat which requires paving, drainage, water, sewer, or other engineering plans, or which exceeds the acreage limits of a minor subdivision; and
- Minor - a plat which does not require engineering plans and has an area that does not exceed five acres for residential zoning districts and three acres for all other zoning districts. Further; a minor plat must abut an approved public or private street and must have adequate water, wastewater and storm sewer facilities already serving it.



MINOR PLAT



≤ 5 acres & single-family, duplex or townhouse district; or

≤ 3 acres all other zoning districts and no public infrastructure extensions or upgrades (i.e. – streets, alleys, water, wastewater, paving, & drainage) and

existing improvements meet all setbacks.





>5 acres & single-family, duplex or townhouse district; or

>3 acres all other zoning districts; public infrastructure extensions or upgrades are required (i.e. – streets, alleys, water, wastewater, paving, & drainage).





State law requires that all plats must be acted on within 30 days of their acceptance by the City. Plats are reviewed to ensure that they comply with the standards of the City's Development Code, Long Range Plans, and engineering standards, as well as requirements of other affected agencies. *(Section 212-009)*



CITY PLAN COMMISSION ACTION



Staff submits a case report which lists recommendation and proposed conditions to the City Plan Commission for action. Upon approval, the proposed conditions must be complied with before the final plat can be submitted for signature by the Chairman.



COMMON MISTAKES ON PLAT SUBMITAL



- Wrong submittal date
- Scale of 1"=40'
- 150 feet surrounding area
- Location of Water and wastewater
- Dedication of right-of-way
- Metes and bounds description
- Structure left on the remainder of lot



COMMON MISTAKES ON PLAT SUBMITAL



- Application
- memo of understanding
- Tax certificate
- Certified copy of plat for all replats
- Zoning change ordinance
- PD # Ordinance



- Questions?



Thank you,





Platting

John Stepp, RPLS
Development Services



SPRG; Survey Plat Review Group



Mission Statement: “The Survey Group provides Customer Service, Preliminary Plat Reviews, Final Plat Reviews, Field Note Reviews, and Survey Research to Help, Protect and Build a Greater City of Dallas for all Residents and Visitors.”



SPRG; Who We Are



Development Services Department

- Andrew Espinoza, CBO, MCP, CCEA
Director/Chief Building Official
- M. Samuel Eskander, PE, CFM, LEED AP BD+C
Assistant Director (Interim)
- Linda V. Rivera Velez, PE
Engineering Program Administrator (DWU Facilities)



SPRG; Who We Are



W/WW Engineering Division

SPRG - Reviewers:

- John Stepp, R.P.L.S.
- Julio Delgado, R.P.L.S.
- Wilkens Engmann, R.P.L.S.
- Scott Davis, R.P.L.S.
- Matias M. Medellin (Project Coordinator II)
- Greg Spence, R.P.L.S. (Contractor)



SPRG; Contact Information



John Stepp, R.P.L.S.
john.stepp@dallas.gov
(214) 948-4497 - Direct Line

Scott Davis, R.P.L.S.
scott.davis1@dallas.gov
(214) 948-4469 - Direct Line

Julio Delgado, R.P.L.S.
julio.delgado@dallas.gov
(214) 948-5377 - Direct Line

Matias M. Medellin
matias.medellin@dallas.gov
(214) 948-4525 - Direct Line

Wilkens Engmann, R.P.L.S.
wilkens.engmann@dallas.gov
(214) 948-4496 - Direct Line

Greg Spence, R.P.L.S.
greg.spence@dallascityhall.com
(214) 948-4428 - Direct Line



SPRG; Presentation Objectives



- A. Provide a good perspective of the details involved concerning submittals in the Survey Review Process.
- B. Strengthen our communication and understanding between private surveyors and the City of Dallas.
- C. Promote the distribution of facts, resources, and information required for comprehensive Submittals. Encourage the same within the private sector's interdepartmental communications.
- D. Address questions and comments.



SPRG; Our Common Objective



Quality Submittals = Efficient Review Process

Everyone wants a fast timeline, but the Survey Plat Review Group needs help from the private sector to provide the City with the proper supporting documentation, copies of project research and full QC (quality control) review prior to submittal.



SPRG; Other Divisions Affecting Review



- **Engineering Division** – Drainage, Grading, Paving, Water, & Wastewater
- **GIS** – Lot/Block Numbering Assignment
- **Public Works/Survey** – Monumentation Verification Approval
- **Public Works/Survey Records Vault** – Research, Discovery, & Documentation
- **Real Estate** – Acquisitions of Land & Easements; Abandonments of Easements, Alleys, & Streets; Lease Agreements; Tax Foreclosures & Surplus Properties; Drafting of Ordinances
- **Subdivision** – Docket Preparation for CPC Public Hearings, Define Standards for Platting Qualifications, Plat Submittal Processing, Public Notifications concerning Platting Activity, Street Name Changes, & Early Release of Building Permits
- **City Attorney's Office** – Review to form all public agreements/license, Signatures for documents to be recorded





Plat Review

- Preliminary
- Final



SPRG; Types of Plat Reviews



- Amending Plats (Major & Minor)
- Final Plats
- Preliminary Plats
- Replats
- Vacating Plats



SPRG; General Platting Process



Preliminary Plat

- Submit to Subdivision (Room 101)
- Reviewed by various Divisions/Groups (including SPRG)

City Plan Commission

- Approved by CPC
- Approval Letter provided to applicant

Final Plat

- Submit Final Plat to SPRG for review
- Comply with all conditions set forth in CPC letter



Subdivision Document/Forms



OCMC Room 101 or 214-948-4344

- i. Comply in full with the “Guidelines for Submission and Processing”
- ii. Complete “Application for Land Subdivision”
- iii. Complete “Platting Memo of Understanding”


<https://dallascityhall.com/departments/sustainable-development/subdivision/Pages/default.aspx>



SPRG; Platting Memo of Understanding



Preliminary Plat Submittal – Requirement


CITY OF DALLAS
PLATTING MEMO OF UNDERSTANDING

Re: Texas Local Government Code Chapter 212
City Code 51A-8 Plat Regulations

I, _____, am the owner of the property roughly located at _____, I am making application to plat this property for the general purpose of _____. To accomplish this purpose, I must employ the services of a knowledgeable professional surveyor licensed in the State of Texas. The surveyor will be responsible to certify, with their professional survey seal, on the owner's behalf and to the City's satisfaction that the submitted plat meets the referenced State and City standards and requirements for platting. Therefore, I have hired the services of _____.

I understand that a plat establishes a legal building site and is generally required before a building permit or certificate of occupancy can be issued. I understand that platting generally occurs in two main steps, first the submittal of a Preliminary Plat, and second the recording of an approved Final Plat at the County Recording office. Once a Preliminary Plat is submitted and accepted by the City for review, it must be acted upon by the City Plan Commission (CPC) within 30 days. Generally, the CPC will approve a preliminary plat with a list of conditions that must be met prior to the approval of a Final Plat for recording. Up to five years may be allowed to meet the conditions of a major Final Plat approval and two years for a minor. I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVING AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY. Furthermore, I understand that I will not be able to obtain a Building Permit or a Certificate of Occupancy until these improvements are complete and accepted by the City. I understand that a surety in the form of a bond or cash deposit will be required by the City to release a Final Plat for recording prior to the acceptance of any required improvements.

II. I, _____, am a registered professional land surveyor (RPLS) in the State of Texas and have been hired to provide land surveying and platting services for the property described above. The scope of my services includes familiarity with the referenced State and Local Platting Regulations and Development Codes, the City of Dallas Survey Checklist, and knowledge of how to research County and City records, including deeds and easements. I understand that the quality of my plat submittal(s) will directly impact the amount of time required for City staff to review my work. I understand that the City is a review agency only and that I am the one responsible for researching, documenting, and creating the plat. I understand that the City will copy all comments and reviews of my work to the owner listed above. I understand that if I substantially fail to comply with the City's checklist then the City will return my submittal without completing a review and will expect me to comply with the checklist before resubmitting the plat for review which may delay the plat review process. I understand that City Staff will be available to reasonably assist with any questions I may have.



SPRG; Platting Memo of Understanding



City of Dallas – Parts of Item I (Owner): **I must employ the services of a knowledgeable registered professional land surveyor licensed in the State of Texas.** The surveyor will be responsible to certify, with their professional survey seal, on the owner's behalf and to the City's satisfaction that the submitted plat meets the referenced State and City standards and requirements for platting. I understand that a plat establishes a legal building site and is generally required before a building permit or certificate of occupancy can be issued. **I understand that platting generally occurs in two main steps, first the submittal of a Preliminary Plat, and second the recording of an approved Final Plat at the County Recording office.** Once a Preliminary Plat is submitted and accepted by the City for review, it must be acted upon by the City Plan Commission (CPC) within 30 days. **Generally, the CPC will approve a preliminary plat with a list of conditions that must be met prior to the approval of a Final Plat for recording.** Up to five years may be allowed to meet the conditions of a major Final Plat approval and two years for a minor. **I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVING AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY.** Furthermore, I understand that I will not be able to obtain a Building Permit or a Certificate of Occupancy until these improvements are complete and accepted by the City. I understand that a surety in the form of a bond or cash deposit will be required by the City to release a Final Plat for recording prior to the acceptance of any required improvements.



SPRG; Platting Memo of Understanding



City of Dallas – Parts of Item II (Surveyor): I am a registered professional land surveyor (RPLS) in the State of Texas and have been hired to provide land surveying and platting services for the property described above. **The scope of my services includes familiarity with the referenced State and Local Platting Regulations and Development Codes, the City of Dallas Survey Checklist, and knowledge of how to research County and City records, including deeds and easements. I understand that the quality of my plat submittal(s) will directly impact the amount of time required for City staff to review my work. I understand that the City is a review agency only and that I am the one responsible for researching, documenting, and creating the plat.** I understand that the City will copy all comments and reviews of my work to the owner listed above. I understand that if I substantially fail to comply with the City's checklist then the City will return my submittal without completing a review and will expect me to comply with the checklist before resubmitting the plat for review which may delay the plat review process. I understand that City Staff will be available to reasonably assist with any questions I may have.



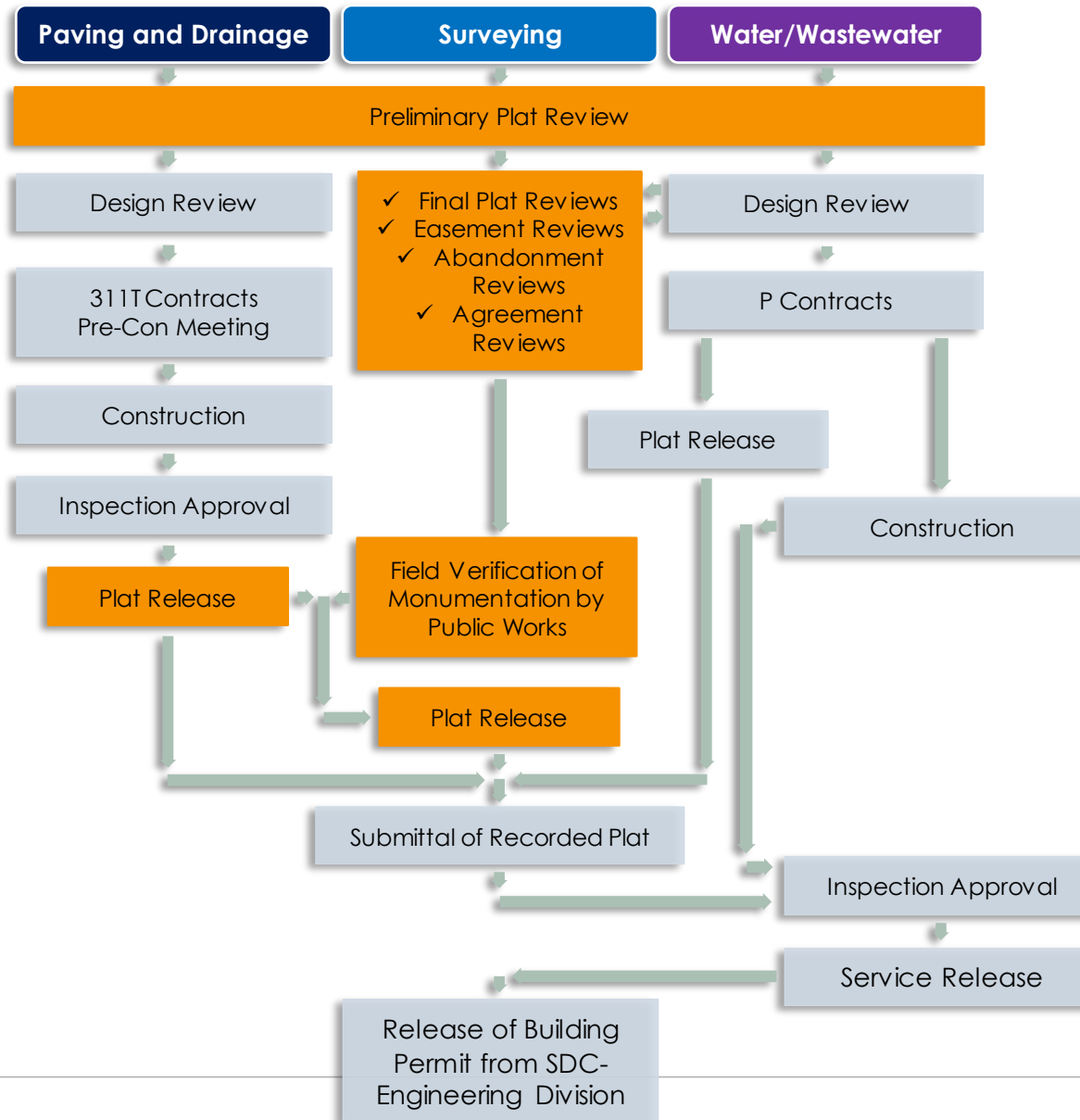
Preliminary Plat, Survey Quality Level:



- 1) The preliminary plat of must be from an actual and accurate survey on the ground.
- 2) The exterior boundary lines shown on the preliminary plat must be produced under the direct supervision of the Surveyor of Record.
- 3) Any existing building(s) that is/are within five feet (5') of any exterior boundary line of the preliminary plat and exists either on the subject property or on any adjoining property, is shown with true and correct distance ties from the building(s) to the exterior boundary line(s), having a mathematical tolerance of a tenth of a foot (0.10').



Engineering Div. Platting Flow Chart



SPRG; Final Plat Release Factors



I. SPRG withholds its Final Plat Release until Paving & Drainage Engineering requirements are satisfied/released.

AND

II. SPRG withholds its Final Plat Release for monumentation verification approval from Public Works Survey.



Monumentation



Department of Public Works Survey

Main Number: 214-948-4150

Scott Holt, R.P.L.S.: 214-948-4137

Oak Cliff Municipal Center

320 E. Jefferson Blvd., Room 307

Dallas, TX 75203



SPRG; Final Plat Submittal Process



Submit

- 1) Two (2) copies of the Final Plat
- 2) Completed Final Plat Review Checklist
- 3) Required supporting documents per Final Plat Checklist
- 4) Recommended to submit a copy of CPC Letter
- 5) Submit to Room 200



Signed Final Plat, Survey Requirements

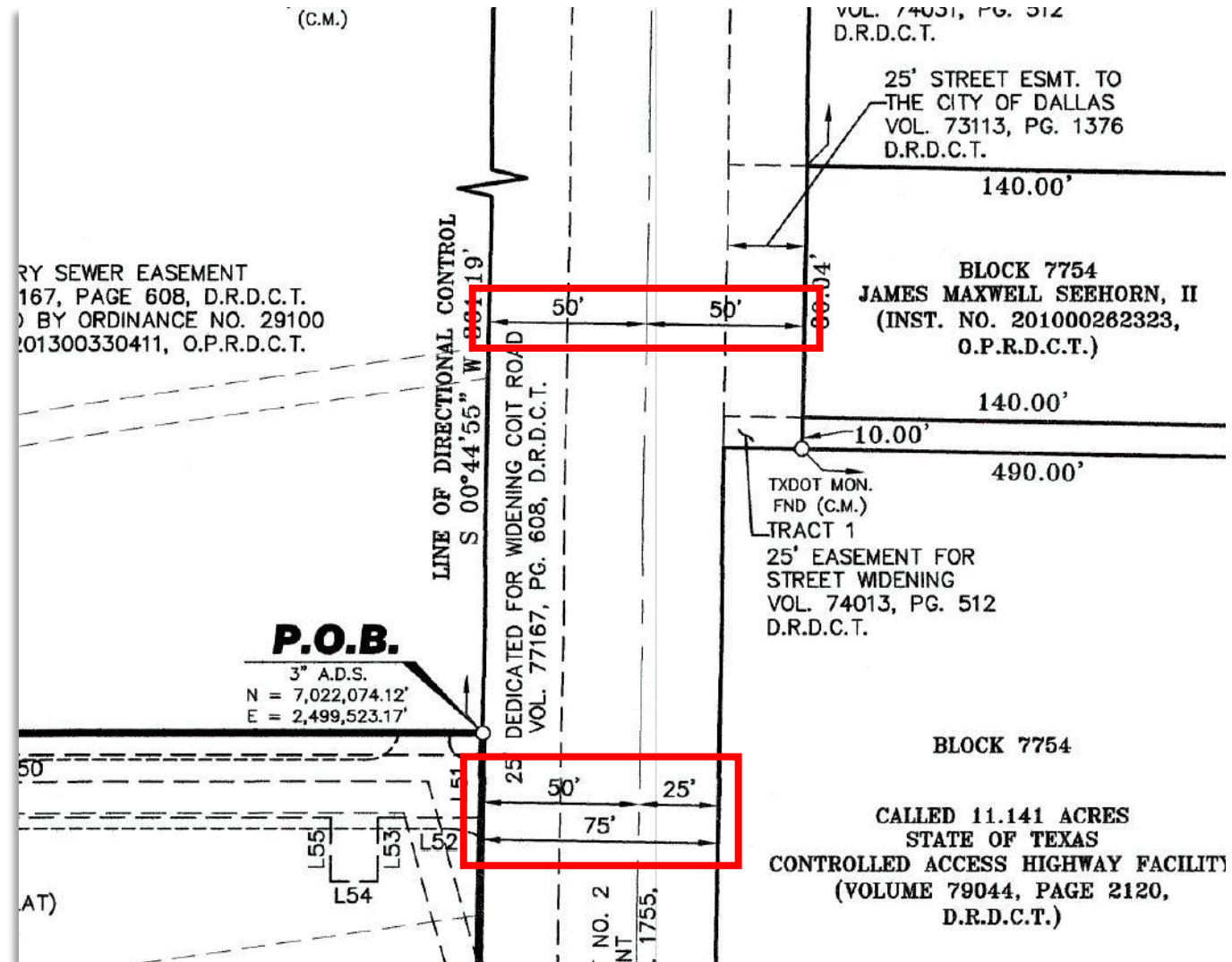


SPRG will not accept scratch-outs on any Signed Final Plat.



Common Plat Review Omissions, Deviations, and Errors

Show Distances/Width of Right-of-Way(s)



Show How All Right-of-Way Was Created



Most Common Resources Used for Proper Right-of-Way Recovery

- Begin with, Dallas County Roads Map (Online)
- Dallas County Plat Books (Survey Vault, Block Folder Room, immediately on right)
- Abstract Maps (Survey Vault, 074D Room, in back)
- Block Maps (Survey Vault, 074D Room, in back)
- Block Folders (Survey Vault, Block Folder Room)
- Deed Cards (Survey Vault, Hard Copy Room)
- Street Folders (Survey Vault, Block Folder Room)
- Subdivision Cards (Survey Vault, Hard Copy Room)
- Subdivision Plats (Survey Vault, 074D Room)



Omissions, Deviations, and Errors



- ✓ Show recording information on all easements within 150 feet of property.
- ✓ Show all additions or tracts of land within 150 feet of property with recording information.



Monument per the ordinance



SEC. 51A-8.617. Monumentation.

(a) Minimum monumentation standards.

(1) At all angle points, points of curve, and points of tangency on the perimeter of the platted boundary, a minimum three inch metallic cap disc must be affixed to a metal pipe or rod and stamped with the addition name and the registered professional land surveyor number of the surveyor of record, or the name of the surveying company.

(f) Monument verification. After required monumentation has been set, a letter stating this must be sent to the chief city surveyor, for field inspection and verification of the platted property. The letter must be from the surveyor of record and must include the City Plan File Number and the addition name. (Ord. Nos. 20092; 23384; 24843)



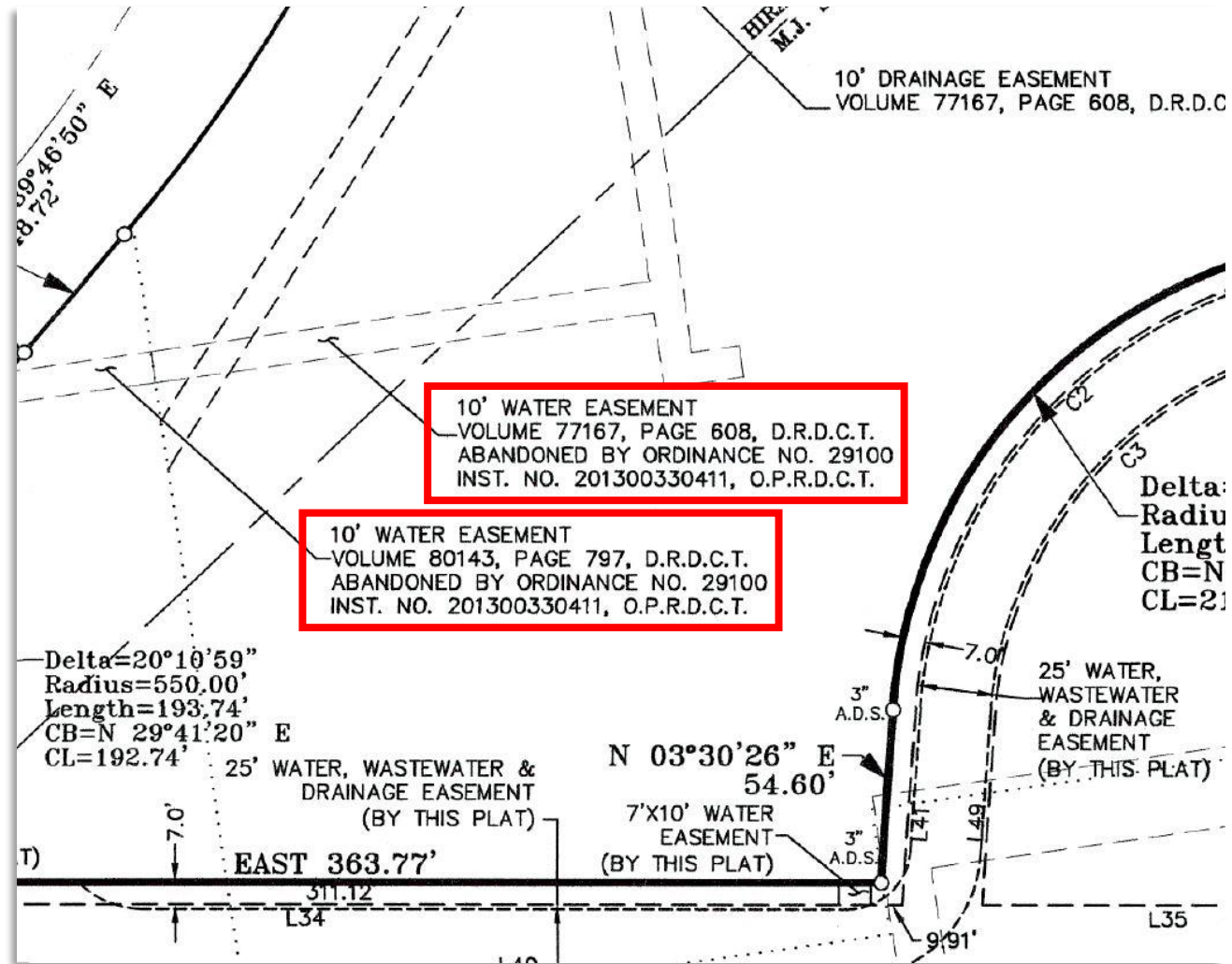
Omissions, Deviations, and Errors



- Show two controlling monuments.
- Remove new building line(s) from plat (avoid creating building lines by plat, show all existing).
- Need Lien Holder's Subordination Agreement.
- Show the *MOST CURRENT* recording information for the subject property



Abandonments MUST Show Recording



Utility Easements Retained



201300267355
AFF 1/8

AFFIDAVIT

RE: That certain property described on Exhibit "A" attached hereto and made a part hereof and also known as Lot 1D, Block A/1277, Camden Victory Park, located in Dallas County, Dallas, Texas as reflected on that certain Preliminary Plat dated March 11, 2013 as prepared by Bury + Partners-DFW, Inc.

STATE OF TEXAS

COUNTY OF DALLAS

I, Ken Reese, Executive Vice President of Anland North, L.P. being first duly sworn or affirmed, do hereby depose and state of my personal knowledge that:

1. There are no public or private utilities located in the abandoned right-of ways except for public or private utilities within easements that are recorded and reflected on that certain Preliminary Plat for the captioned property.

ANLAND NORTH, L.P.,
a Texas limited partnership

By: Anland GP, L.P.,
a Texas limited partnership,



Additional Tips



Field Notes Flow Chart



✓ Contact the Engineering Division for Creating Easements, Covenant Agreements, and Indemnities.

Engineering

Survey

Engineering/
Real Estate

City Attorney

Recorded at County

Engineering

Real Estate

Survey

Real Estate

City Attorney

Recorded at County

Real Estate

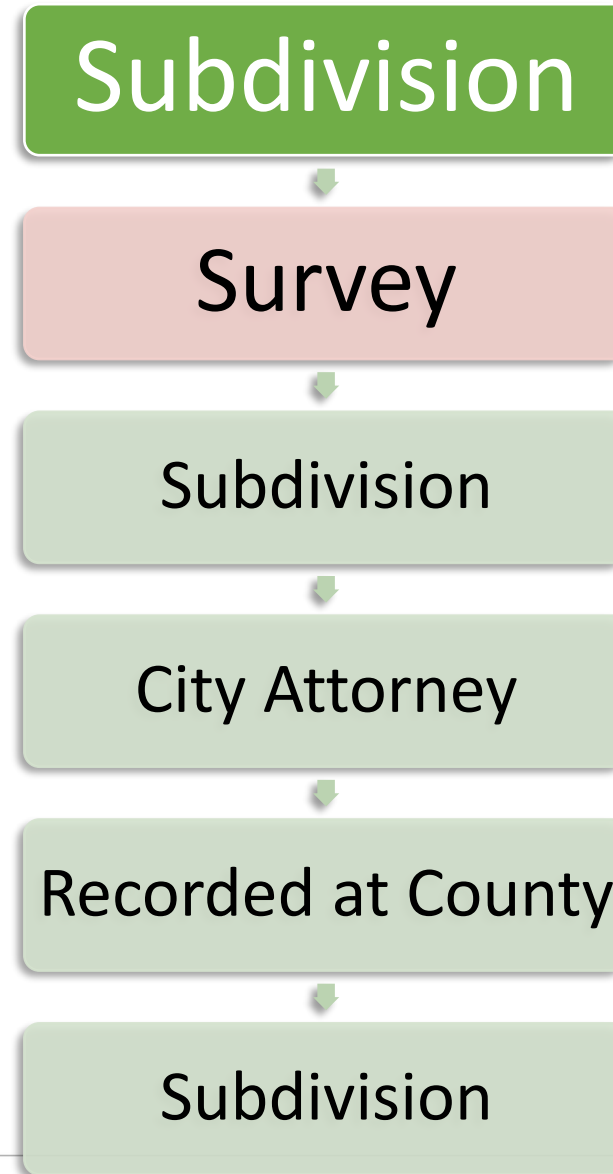
✓ Contact the Real Estate Division For Surplus Property, License Agreements, and for Abandonments.



Field Notes Flow Chart



- ✓ Contact the Subdivision Section for Creating Shared Access Area Easements.



Recommended Procedures



Adhering to the Checklist is simply the easiest, fastest, and most straightforward way to ensure the most efficient review time and process.

If you have a question concerning the meaning of any item on the Checklist, simply call for clarification.

It would be beneficial to both you and the Survey Plat Review Group to ask questions rather than having a submittal re-reviewed.

[The City of Dallas has invested significant time, effort, and money on items already addressed in the Checklists (follow the Checklists).]



Delays in Review Time



- A. Reviewing Submittals more than two times
- B. Compounded effect of preceding reviews
- C. Having to create, or recreate, lacking or insufficient references to adjoiners
(improper adjoiner calls)
- D. Research documents referenced, yet not provided
- E. Incomplete/partial R.O.W. information



Responsible Parties



The City of Dallas is a regulatory agency, with regard to Survey Review, providing helpful and good customer service to guide project success.

The City is not responsible for fulfilling any private Surveyor's research requirements, but to indicate insufficient, noncompliant items.

The Surveyor of Record is responsible for providing copies of all research necessary to prove compliance with the City's regulations.



Quality Research



Research is a Professional Responsibility. Whenever you send someone to do research, we recommend that they be well versed in the proper avenues and resources. Improper research greatly increases your risk of error and time/money invested. Not to mention a great amplification in Professional Liability.

Recommendations:

- ✓ It may benefit you to have at least 1 person proficient in doing research in all the required resources.
- ✓ Consider the possible use of a Professional Abstract Company that is familiar with the resource.



Quick Review of Helpful Resources



Helpful Resources



- A. **Public Works Survey Records Vault** – Research, Discovery, and Documentation
- B. **City of Dallas** – Checklists, Recent Ordinances by Date, and Development Code
- C. **Dallas Central Appraisal District** – Appraisal/Property Data
- D. **Dallas County Roads Map** – County Roads in Dallas County
- E. **Dallas Thoroughfare Plan** – Classification of Roadways
- F. **Dallas Water Utilities** – GIS of Water and Wastewater Locations, and Plans
- G. **Murphy & Bolanz** – Real Estate Block Maps and Additions, Unrecorded Plats
- H. **Official Records Search and Kofile**– Recordation Information for All Deeds, Plats, Ordinances and Easements
- I. **Texas General Land Office/GIS** – Original Survey Grantee Data/Location
- J. **TxDOT** – Highway Right-of-Way Maps
- K. **Texas Board of Professional Engineers & Land Surveyors** – Rules and Regulations
- L. **Texas Local Government Code** – Amending Plats



Helpful Resources



The City of Dallas' regulatory authority is within multiple Counties; Dallas, Denton, Collin and Kaufman County E.T.J. Familiarity with each of these additional Central Appraisal Districts and County Clerk's records is necessary.

- M. Collin Central Appraisal District** – Appraisal/Property Data
- N. Collin County Clerk's Office** – Recordation Information for Deeds, Plats and Easements
- O. Denton Central Appraisal District** – Appraisal/Property Data
- P. Denton County Clerk's Office** – Recordation information for Deeds, Plats and Easements
- Q. Kaufman County Appraisal District** – Appraisal/Property Data
- R. Kaufman County Clerk's Office** – Recordation information for Deeds, Plats and Easements



Helpful Resources



Public Works Survey Records Vault: Tommy Bullard, R.P.L.S.: 214-948-4149

Oak Cliff Municipal Center

320 E. Jefferson Blvd., Room 314, Dallas, TX 75203

- Customers can email an address to get plat and block map emailed to them at no charge.
- If customers need to do research, it is by appointment only.
- A free CD is available to burn with the electronic vault files that you need.
- Hours are Monday and Wednesday, 8 am thru 3 pm, Tuesday, Thursday, and Friday, 8 am thru 12 pm.
- Customers providing plat name, or volume and page get priority service.
- Appointments are Monday and Wednesday for 2 hours, 9-11 am or 1-3 pm, or Tuesday and Thursday for 1-1/2 hours, 9-10:30 am or 10:30 am-12 pm.
- Only individuals from the same firm will be allowed into the vault during an appointment time.
- You can use a cellphone camera to take a picture or scan folder images free of charge.



Helpful Resources

Checklists for SPRG Review Submittal, Forms and Procedures

<https://dallascityhall.com/departments/sustainabledevelopment/land-management/Pages/engineering-forms.aspx>

Survey Review Group:

Forms, Procedures and Checklists

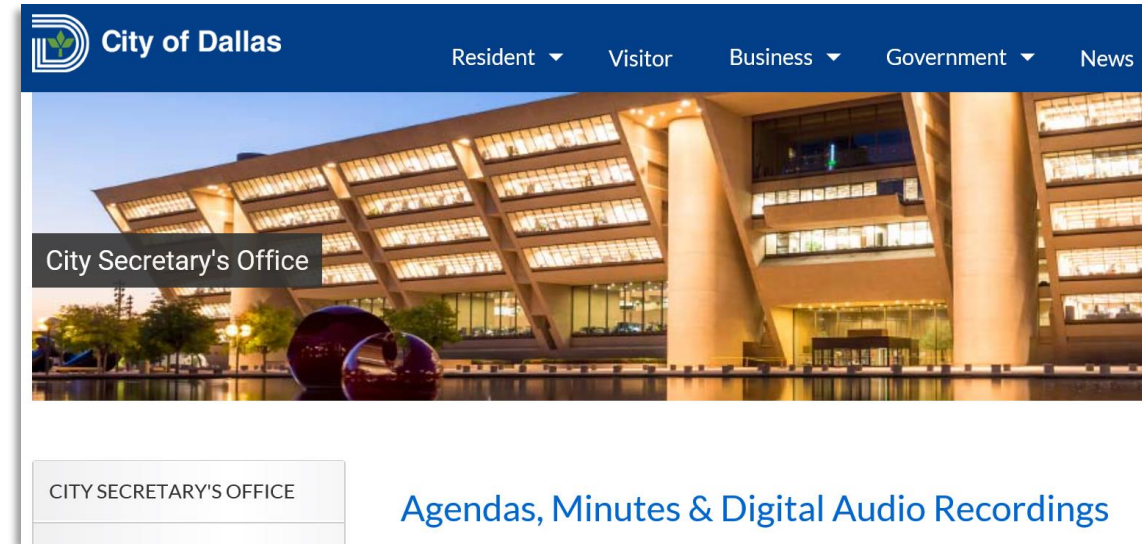
Designated Noise Level (DNL) General Note Sample
Dedication - Corporate
Dedication - Municipal
Dedication - Private Street
Dedication - Private Owner
Dedication - Shared Access Area
Detention Area Easement Statement
Field Note Separate Instrument Checklist
Final Plat Review Checklist
Floodway Easement (within a common area) - Statement C
Floodway Easement - Statement D
Platting Memo of Understanding
Notwithstanding Statements
Shared Access Area Easements - Instructions
Shared Access Area Easement - Statement
Tree Preservation Zone Statement



Helpful Resources



Dallas City Secretary's Office – (Ordinance by Date)



<https://dallascityhall.com/government/citysecretary/Pages/cMeetings.aspx>



Helpful Resources



City of Dallas – Online Dallas City Code

The screenshot shows the American Legal Publishing website interface. At the top left is the American Legal Publishing logo. A search bar is located at the top right. Below the logo, there is a breadcrumb trail: TX > Dallas > Overview. The main content area is titled "Dallas, Texas" and includes a description: "Volume I: Contains 7/22 Supplement, current through 4/22 Supplement, current through Ordinance 32170, passed 4-13-2022". On the left side, there is a navigation menu with "Dallas Overview" and "The Dallas City Code" (expanded to show "CITY OF DALLAS, TEXAS CODE OF ORDINANCES").

<https://codelibrary.amlegal.com/codes/dallas/latest/overview>



Helpful Resources



City of Dallas – Online Dallas City Code, Plat Regulations

The screenshot shows the American Legal Publishing website interface. At the top, there is a search bar and a login button. The main content area displays a breadcrumb trail: TX > Dal... > The Dallas City... > ARTICLE VIII. PLAT REGULA... Below this, a table of contents lists several articles, with 'ARTICLE VIII. PLAT REGULATIONS.' highlighted. To the right, the text of Article VIII is displayed, including the title 'ARTICLE VIII. PLAT REGULATIONS.', the division 'Division 51A-8.100. Title and Purpose.', and sections 'SEC. 51A-8.101. TITLE.' and 'SEC. 51A-8.102. POLICY.'. The text for Section 51A-8.102 begins with '(a) It is the policy of the city of Dallas to subject the subdivision, plat

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-90718





Helpful Resources

City of Dallas – Online Monumentation Ordinance

The screenshot shows the American Legal Publishing website interface. At the top, there is a search bar and a user profile icon. The main content area displays the Dallas City Code for Monumentation. The breadcrumb trail is: TX > Da... > The Dallas City... > SEC. 51A-8.617. MO. The code is titled "SEC. 51A-8.617. MONUMENTATION." and includes two subsections: (a) Minimum monumentation standards, and (2) At all block corners, a minimum two inch metallic c...

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-91376



Helpful Resources



DCAD – Appraisal/
Property Data
for Dallas County



<https://www.dallascad.org/>





Helpful Resources

Dallas County Roads Map – County Roads in Dallas County

The Portal to Texas History

Home Tour About ▾

You Are Here: Home / University of Texas at Arlington L

Road Map of Dallas County, Texas Side: 1 of 2

This **map** is part of the collection entitled: Map Collections from the University was provided to The Portal to Texas History by the University of Texas at Arling

[View a full description of this map.](#)

tools / download ▾ zoom

ROAD MAP OF DALLAS COUNTY, TEXAS.

The screenshot shows a digital interface for a historical map. On the left is a navigation menu with sections 'About This Map' (containing Overview, Who, What, When, Where) and 'View Now' (containing Start Viewing, Magnify This Side). The main content area displays the title 'Road Map of Dallas County, Texas Side: 1 of 2' and a brief description. Below the text is a map viewer with navigation controls (back, tools/download, zoom) and a thumbnail of the map titled 'ROAD MAP OF DALLAS COUNTY, TEXAS.' The map shows a grid of roads and land parcels.

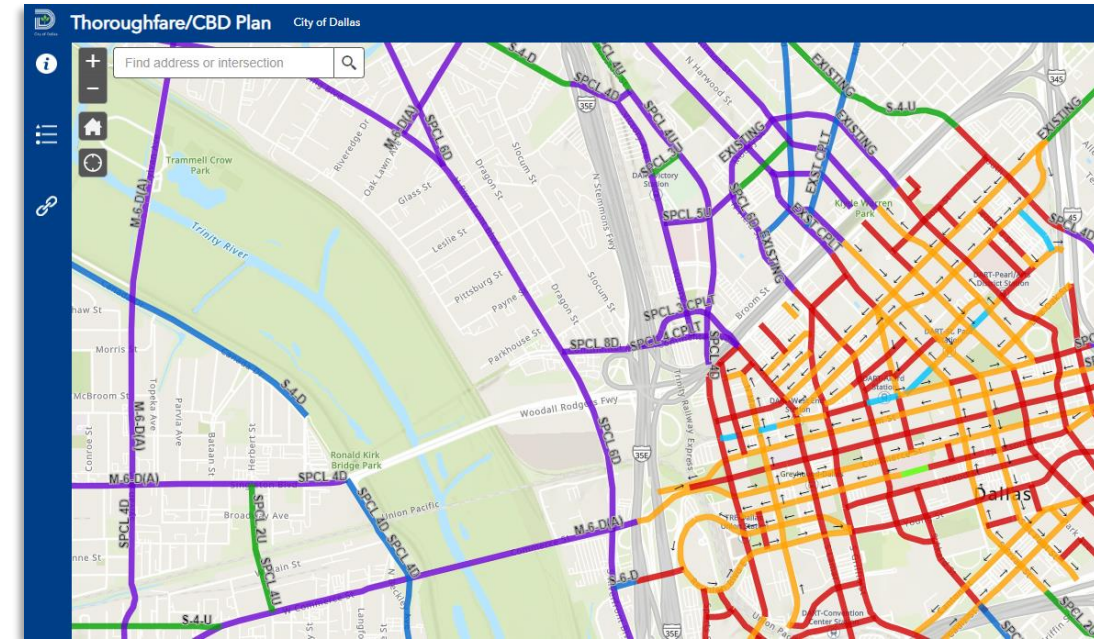
<https://texashistory.unt.edu/ark:/67531/m2t9p190621/m1/1/>



Helpful Resources



Dallas Thoroughfare Plan – Classification of Roadways



<https://dallasgis.maps.arcgis.com/apps/webappviewer/index.html?id=61c4bfda-d6ec4c85bc794dad5044288e>



Helpful Resources



DWU Infrastructure Information Center

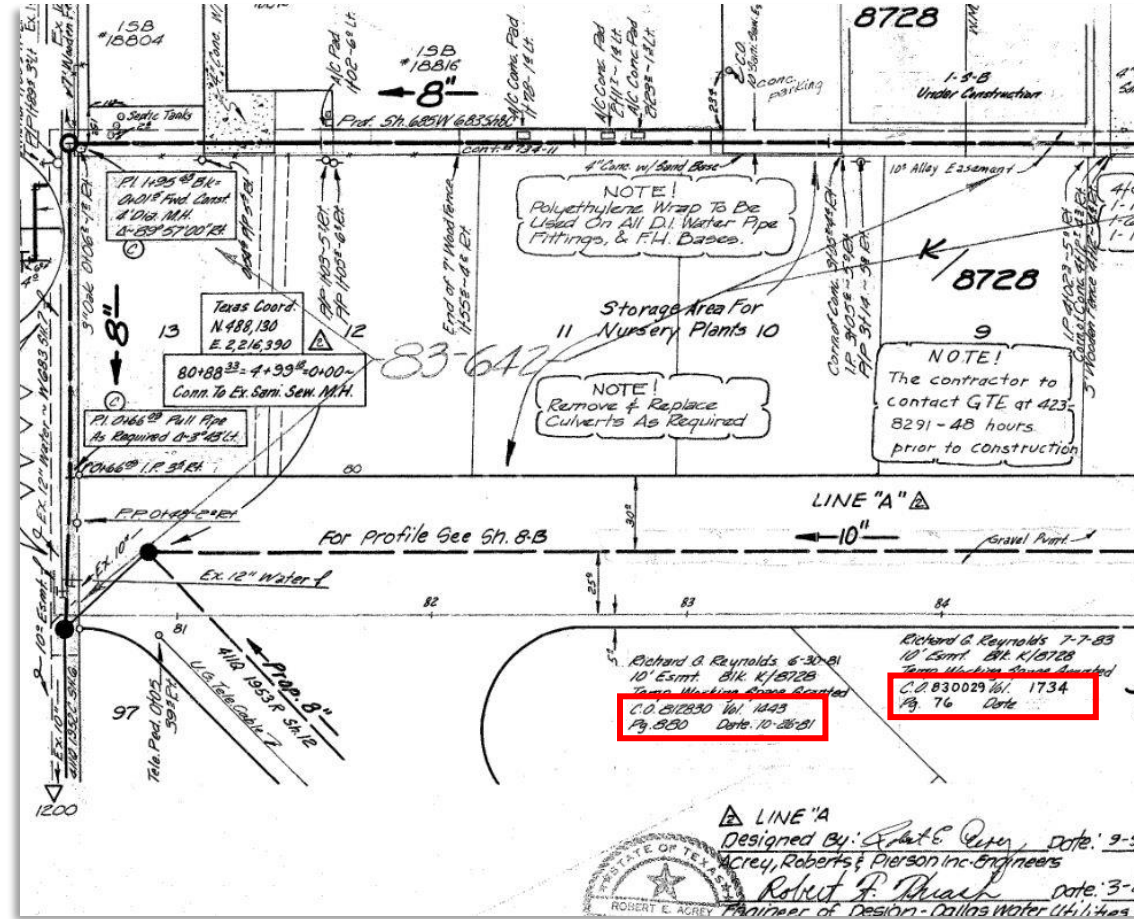
Oak Cliff Municipal Center

320 E. Jefferson Blvd., Room 215, Dallas, TX 75203

- Walk-in customers are welcome, 8 am thru 4 pm, Monday thru Friday.
- Customers can get either a GIS print or the full design sheets.
- Critical infrastructure will require management approval, which takes a few days.
- Walk-in customers wait up front while the information requested is retrieved.
- Can email a request to dwuvault@dallascityhall.com.
- Must fill out a request form. This is required!
- Need street intersection or address location on request form.
- Only one walk-in customer allowed in Room 215 at a time.
- *In the process of implementing an online request system. The system should be active in two to three months. This will transition all requests to the required use of an online form.
- They do keep thorough track of all contact information and requests.



Water and/or Wastewater Plans



Helpful Resources



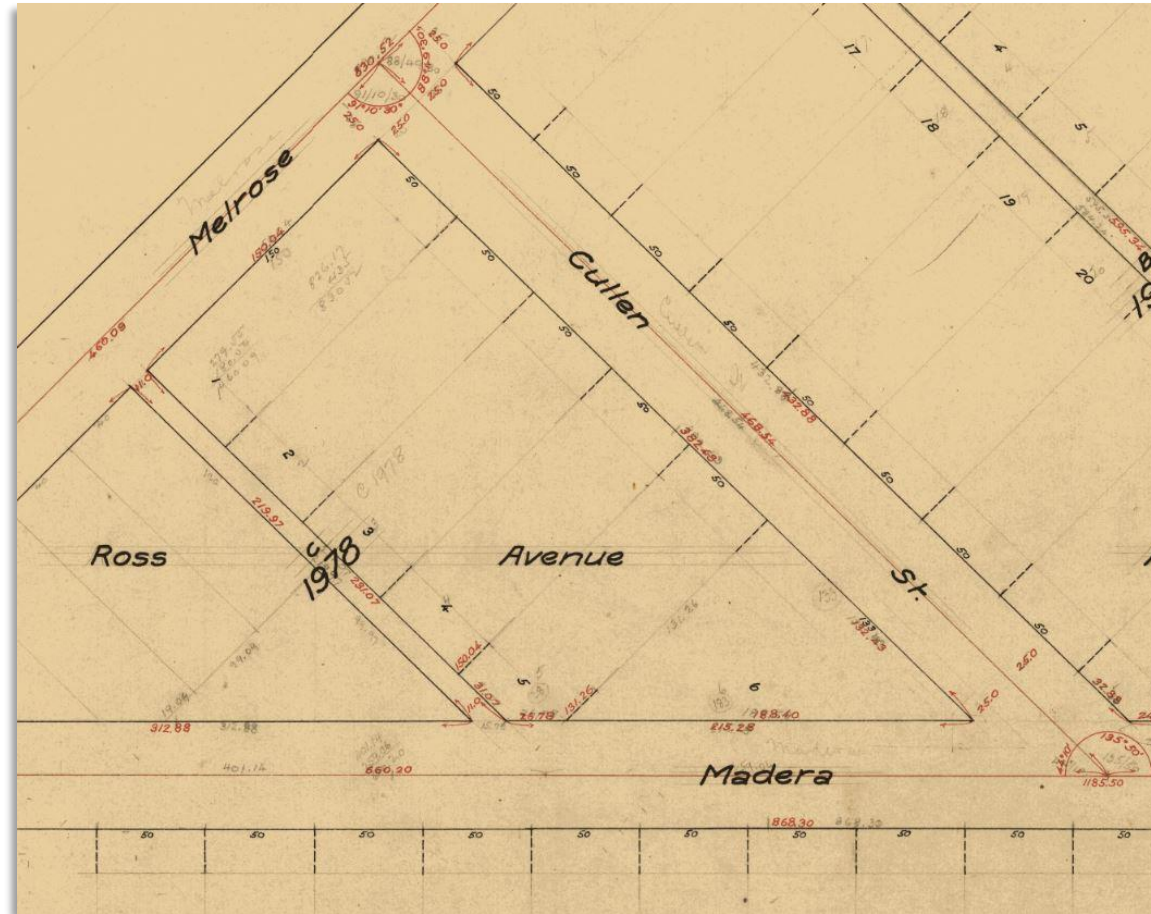
Murphy & Bolanz –
City Block Maps and
Additions (Some
Unrecorded Plats)

The screenshot shows the Dallas Public Library website. The header includes the library's name and logo, with the tagline "Limitless possibilities start with Dallas Public Library". Navigation links for "kids", "teens", "adult learning", and "volunteer" are visible. A main menu contains "Home", "Catalog", "My Account", "Events", "Databases", "Services", "Support Us", and "Locations / Hours". The main content area features the title "MURPHY & BOLANZ" in large letters, followed by "Block and Addition Books" and "Dallas County 1880-1920". A small image of a historical map is shown to the right. At the bottom, there are links for "Murphy & Bolanz Home", "Index", "Search", "Block Index", "Book Index", "How To Use This Site", and "About This Site". A footer link points to the "Dallas Public Library Home Page" and the "Dallas History & Archives Division Home Page".

<https://dallaslibrary2.org/dallashistory/murphyandbolanz/about.php>



City of Dallas Survey Vault - Dana Sheets



City of Dallas Ordinances



554

ORDINANCE NO. 988

AN ORDINANCE ABANDONING AND VACATING THE ALLEY THROUGH BLOCK NO. ¹⁵827
ACCORDING TO THE OFFICIAL MAP OF THE CITY OF DALLAS.

- - - - -

WHEREAS, the Trinity Lumber Company has petitioned the City of Dallas to vacate and abandon the alley through Block No. 827 in the City of Dallas; and,

WHEREAS, the said Lumber Company owns all of the land in said Block No. 827 and said alley is not used by any other persons, is no longer of any public use or benefit, or any private use to anyone other than the Trinity Lumber Company;

NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DALLAS:--

Section 1. That the alley in Block 827 of the City of Dallas, according to the official map thereof, be and the same is hereby vacated and abandoned as a public alley, and the same shall no longer be an alley in the City of Dallas.

Section 2. This abandonment is made subject to the right of the City of Dallas to maintain and repair any and all water pipes, sewer lines, and other public conveniences belonging to the City of Dallas that may be located in said alley, but the City of Dallas does not reserve the right to place any additional pipes or sewer lines or other public conveniences in said alley.

Section 3. This ordinance shall not be effective until the Trinity Lumber Company shall file with the City Secretary an acceptance of the terms of this ordinance. This abandonment is made in consideration of the Trinity Lumber Company, the present owner of the land in Block 827, agreeing to bind itself, its assigns and successors, to indemnify the City of Dallas against any and all damages that may be caused or claimed by reason of the closing and abandoning of the said alley, and the filing of the acceptance of this ordinance by the said Trinity Lumber Company shall be an assent to this provision.

Section 4. This ordinance shall take effect from and after its passage as provided in the City Charter in such cases.

APPROVED AS TO FORM: Jas. J. Collins, City Atty, By ALLEN CHARLTON, Asst. City Attorney.

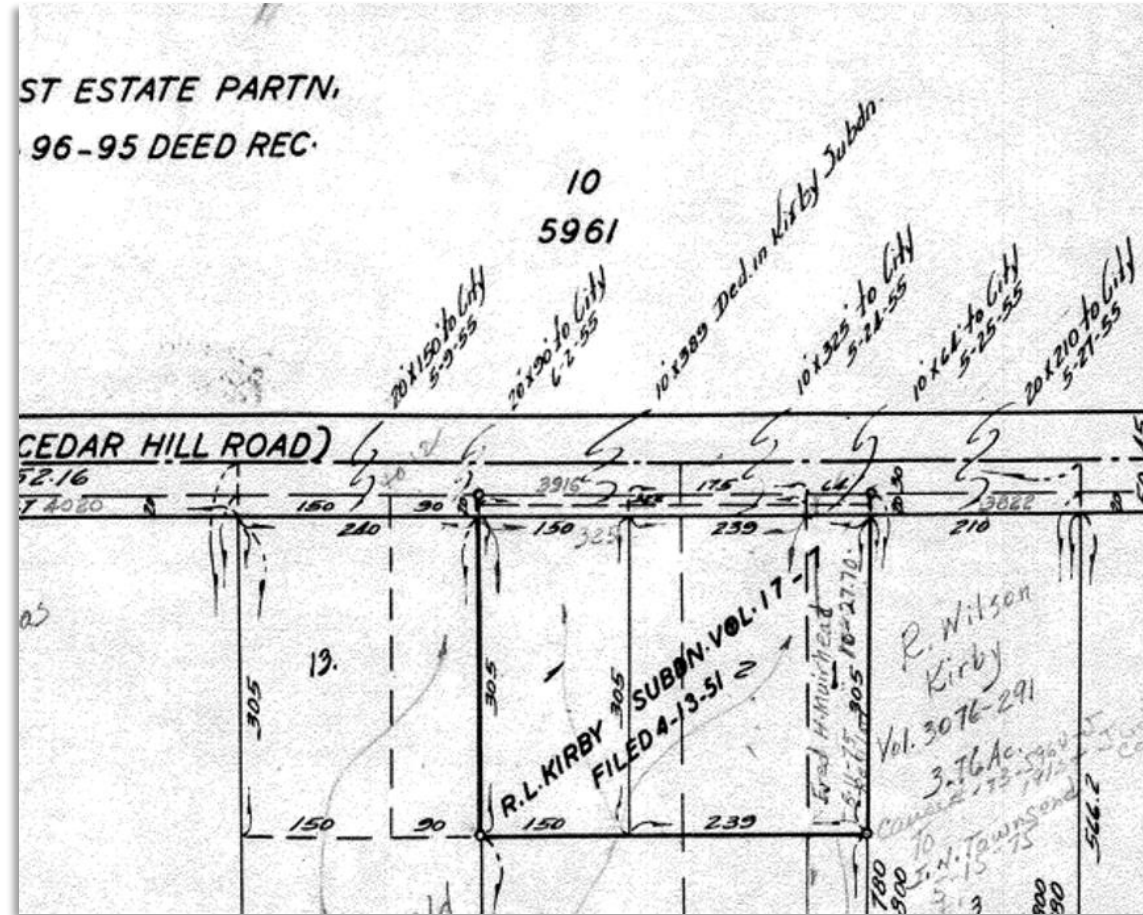
PASSED: February 26, 1923.

CORRECTLY ENROLLED: February 27th, 1923.

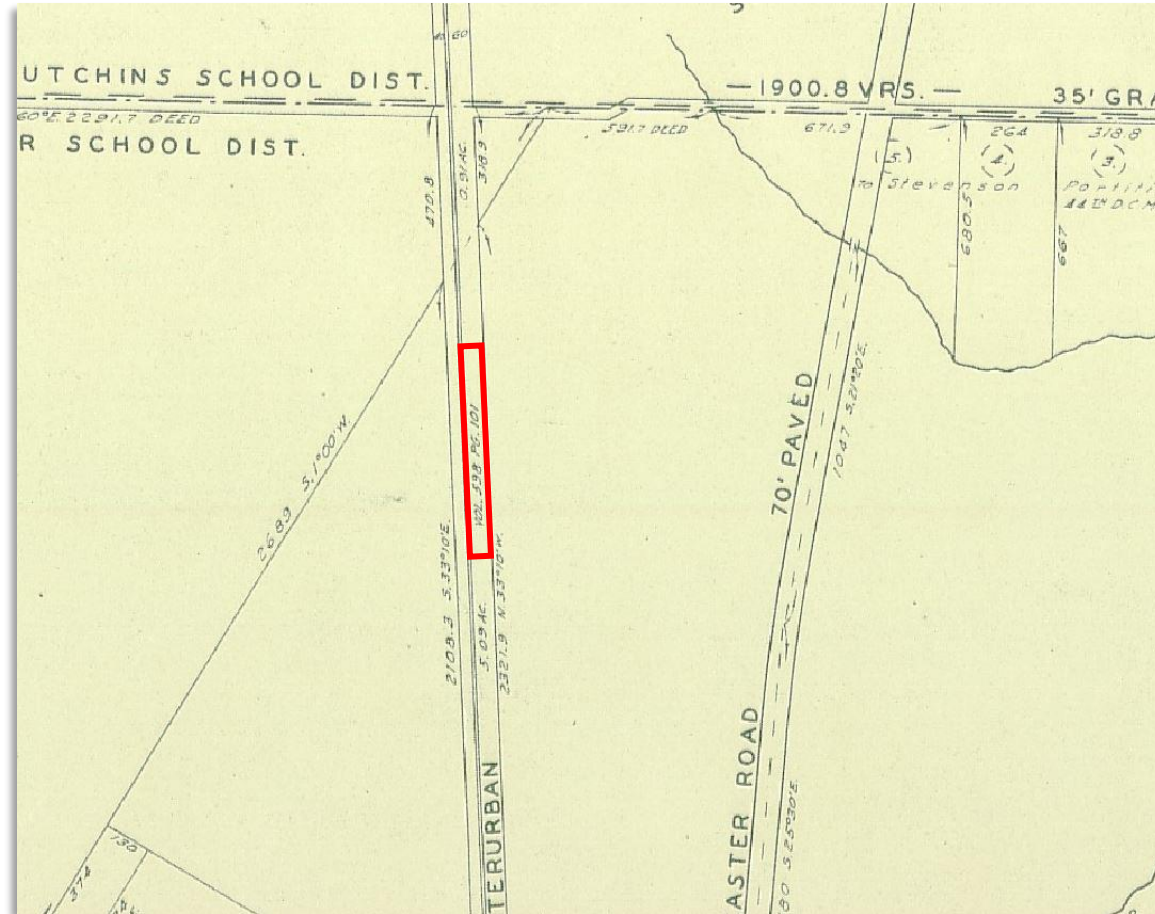
 City Attorney.



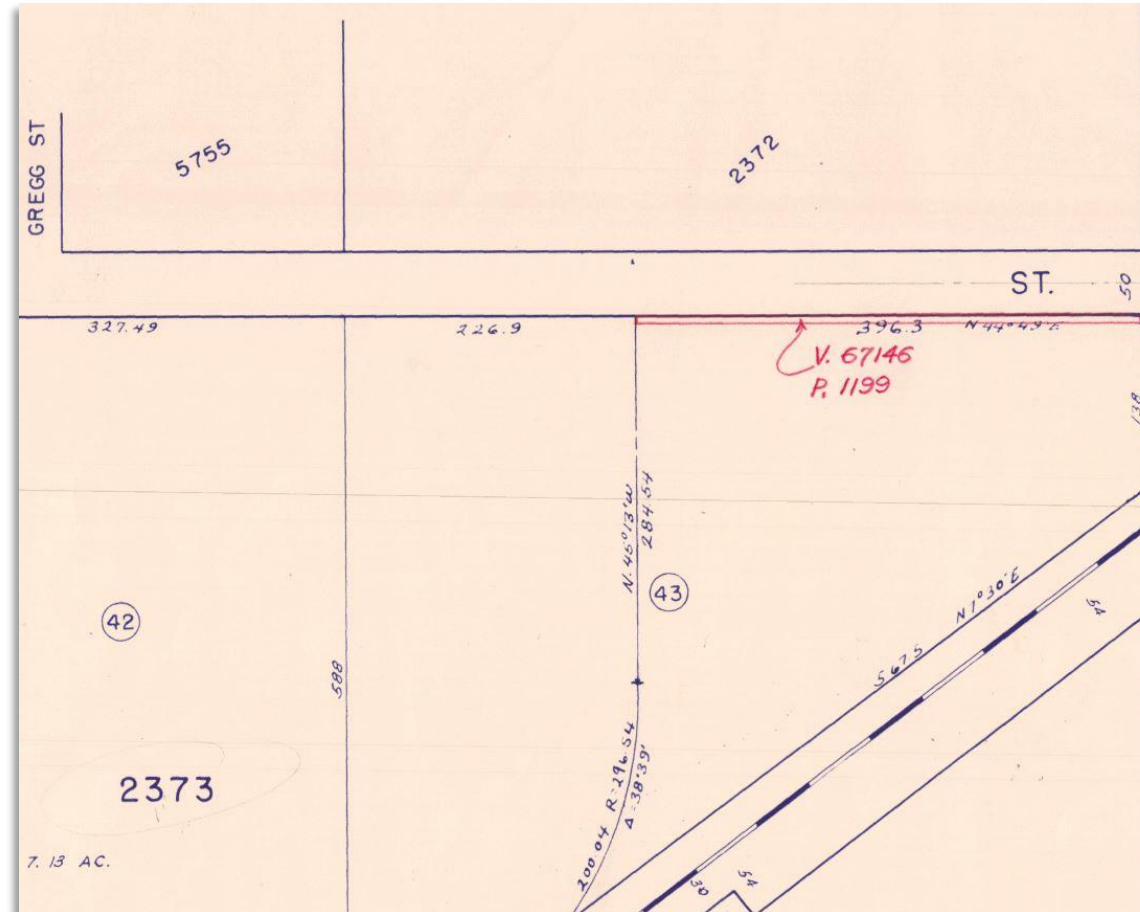
Dallas County Block Maps



Dallas County Abstract Maps



Survey Records Vault Block Maps



Official Records Search and Kofile



Kofile

Search Index Books

Type:

Year:

Parties:

Last Name:

First Name:

SEARCH

THE COUNTY OF DALLAS
STATE OF TEXAS

Welcome to Dallas County, Texas QuickLink

The Honorable John F. Warren, Dallas County Clerk, is pleased to provide our customer website to search Deed Record index books. The purpose of this website is to better

The County of DALLAS

Honorable John F. Warren
County Clerk

QUICK SEARCH

Property Records

Search for grantor/grantee, subdivision, doc type, or doc#

Not sure where to start?
Take a quick tour through the app and you can become a search expert in no time.
Take the Tour



Helpful Resources



- Official Records Search

<https://dallas.tx.publicsearch.us/>

- Kofile

<https://kofilequicklinks.com/dallas/Default.aspx>



Helpful Resources



Texas General
Land Office –
Original Survey
Grantee Data



The screenshot shows the Texas General Land Office website. At the top left is the TXGLO logo, which features a bison and a star. To the right of the logo, the text reads "The Texas General Land Office" and "George P. Bush, Commissioner". Below this are social media icons for Facebook, Twitter, Instagram, Pinterest, YouTube, and a mobile icon. A navigation bar contains the following links: HOME, THE GLO (with a dropdown arrow), EDUCATION, ENERGY (with a dropdown arrow), VETERANS, and HISTORY (with a dropdown arrow). Below the navigation bar, the text "Land Grants" is displayed. At the bottom of the screenshot, there is a search bar with the text "TEXAS GENERAL LAND OFFICE LAND GRANT SEARCH" and a search icon.

<https://s3.glo.texas.gov/glo/history/archives/land-grants/index.cfm>



Helpful Resources



Texas General
Land Office –
GIS Original Survey
Location



<https://gisweb.glo.texas.gov/glomapjs/index.html>



Helpful Resources



TxDOT – Highway Right-of-Way Maps

Dedicated library with full-time Librarian at Dallas District Office

The screenshot shows the Texas Department of Transportation website. The header includes the TxDOT logo and the tagline "Connecting You With Texas Entertainment". Navigation links for "Driver", "Government", and "Business" are visible. A secondary navigation bar includes "Inside TxDOT", "Get Involved", "Media Center", "Projects", "Forms & Publications", "Administration", "Districts", and "Divisions".

The main content area is titled "Dallas" and features a breadcrumb trail: "Texas Department of Transportation > Inside TxDOT > Districts". Below this is a large image of the Margaret Hunt Browning Bridge at night. The text below the image states: "The Dallas District plans, designs, builds, operates and maintains the state transportation system in the following counties: Collin, Dallas, Denton, Ellis, Kaufman, Navarro and Rockwall." It also mentions "Mohamed 'Mo' Bur, P.E., serves as district engineer."

On the left side, there is a "Districts" menu with links to: Abilene, Amarillo, Atlanta, Austin, Beaumont, Brownwood, Bryan, Childress, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, and Laredo.

Below the "District Data" heading, there are links for "District/County Statistics" and "District Profile". A small map of Texas in the bottom right corner highlights the Dallas District area.



Helpful Resources



TxDOT – Online Texas Highway Designation Files Search

The screenshot shows the TxDOT website header with the Texas Department of Transportation logo and navigation links for Driver, Business, and Government. The main heading is "TxDOT Texas Highway Designation Files Search". Below this, there is a paragraph explaining that Highway Designation Files provide a description of proposed changes to the state highway system, including new designations and changes to existing ones, approved by the Texas Commission. It notes that these files are documented on Minute Orders and use language from the Min brief overview. A bolded note states: "It is important to emphasize that Minute Orders and the resulting Highway Designation Files describe proposed changes. They do not necessarily describe on-the-ground conditions." Below this, it prompts the user to enter a query and provides instructions: "If you cannot find your highway by Type of Route and Route Number, try searching by Route Number only. The search results will include a number." It also provides contact information: "For questions or comments about the Texas Highway Designation Files, please contact us by phone at (512) 486-5000 or e-mail us." At the bottom, there is a search form with a "Search for:" label, a "Type of Route:" dropdown menu (currently showing "Select a Route..."), a "Route Number:" text input field, and a "Search" button.

<http://www.dot.state.tx.us/tpp/default.aspx>



Helpful Resources



Texas Board of
Professional
Engineers &
Land Surveyors



<https://pels.texas.gov/>



Helpful Resources



Texas Board of
Professional
Engineers &
Land Surveyors

THE STATE OF TEXAS

***TEXAS ENGINEERING AND LAND SURVEYING
PRACTICE ACTS AND RULES CONCERNING
PRACTICE AND LICENSURE***



<https://pels.texas.gov/downloads/lawrules.pdf>



Helpful Resources



Texas Local Government Code – Online

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT

SUBCHAPTER A. REGULATION OF SUBDIVISIONS

Sec. 212.001. DEFINITIONS. In this subchapter:

- (1) "Extraterritorial jurisdiction" means a municipality's extraterritorial jurisdiction as determined under Chapter 42, except that for a municipality that has a population of 5,000 or more and is located in a county bordering the Rio Grande River, "extraterritorial jurisdiction" means the area outside the municipal limits but within five miles of those limits.
- (2) "Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan.
- (3) "Plat" includes a preliminary plat, general plan, final plat, and replat.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b),

<https://statutes.capitol.texas.gov/Docs/LG/htm/LG.212.htm>



We are happy to help!



Survey Plat Review Group and Subdivision Administration; 2022 August Outreach Training

John Stepp, RPLS and
Mohammad H. Bordbar, Senior Planner
Development Services

