

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT is to create a single lot out of unplatted land.
2. LOT-TO-LOT Drainage is not permitted without Engineering Section approval.
3. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
4. Indicates a 5/8-inch diameter iron rod with 3-inch diameter aluminum disc cap stamped "CITY OF DALLAS DPD TWR".

S & I YARD ADDITION
AMENDED REPLAT
Volume 2003215, Page 8

Dallas Area Rapid Transit
Volume 96005, Page 4147

**BLOCK
A/853**

**Pamaco Realty
Int. #201200355978**

**BLOCK
Y/854**

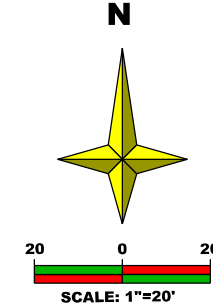
UNPLATTED

**City of Dallas
Vol. 85224, Pg. 4161**

**Lot 1, Block Y/854
33,633 Square Feet
0.7721 Acres**

**BLOCK
Y/854**
**City of Dallas
Vol. 85224, Pg. 4161**

UNPLATTED



WHEREAS the City of Dallas is the owner of a 0.7721 Acre (33,633 Sq. Ft.) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a part of that tract of land conveyed to the City of Dallas by deed recorded in Volume 85224, Page 4161 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

NOTE: All Coordinate Values are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, Grid Values: No Scale, No Projection.

BEGINNING at a one-half-inch diameter Iron Rod (Record Monument) found on the Southeast Right-of-Way line of Oak Lane, a variable width Right-of-Way by use and occupation, at the most Northerly corner of the herein described tract of land, being also the most Westerly corner of a tract of land conveyed to Pamaco Realty by deed recorded in Instrument Number 201200355978 (N=697.513.68; E=2499773.03);

THENCE South 45°28'29" East, departing the last said Southeast line of Oak Lane and with the common line between said City of Dallas and Pamaco Realty properties a distance of 122.00 feet to a 5/8-inch diameter iron rod with a 3-inch diameter aluminum disc stamped "CITY OF DALLAS DPD TWR" set at the most Easterly corner of the herein described tract of land (N=6970428.17; E=2499860.05);

THENCE South 45°03'01" West, over and across a portion of said City of Dallas property a distance of 275.68 feet to a 5/8-inch diameter iron rod with a 3-inch diameter aluminum disc stamped "CITY OF DALLAS DPD TWR" set at the most Southerly corner of the herein described tract of land (N=6970233.41; E=2499664.95);

THENCE North 45°28'29" West, continuing over and across a portion of said City of Dallas property a distance of 122.00 feet to a 5/8-inch diameter iron rod with a 3-inch diameter aluminum disc stamped "CITY OF DALLAS" set at the intersection with the above said Southeast line of Oak Lane, being also the most Westerly corner of the herein described tract of land (N=6970318.96; E=2499577.97);

THENCE North 45°03'01" East with the said Southeast line of Oak Lane a distance of 275.67 feet to the POINT OF BEGINNING, containing 33,633 Square Feet, or 0.7721 Acres of Land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Christina Turner-Noteware, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____, 20__

**City of Dallas
Vol. 85224, Pg. 4161**

**PRELIMINARY PLAT
DPD TOWER ADDITION
AN INDUSTRIAL SUBDIVISION**

Lot 1, Block Y/854

**A PLAT OF 0.7721 ACRES OF LAND IN THE
JOHN GRISBGY SURVEY, ABSTRACT NO. 549
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-606
MARCH, 2021**

OWNER:
CITY OF DALLAS
1500 Marilla Street
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
320 E. JEFFERSON RM. 318
DALLAS, TEXAS 75203

SURVEYOR'S STATEMENT:

I, Scott Holt, 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 _____, 2021

PRELIMINARY PLAT - NOT TO BE RECORDED FOR ANY PURPOSE
Scott Holt
Texas Registered Professional Land Surveyor No. 4895

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Christina Turner-Noteware, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____, 20__

CERTIFICATE OF APPROVAL

I, Tony Shiddiq, 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
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Christina Turner-Noteware, does hereby adopt this plat, designating the herein above described property as DPD TOWER ADDITION, AN INDUSTRIAL SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets and alleys 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, or 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, 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 Dallas, Texas, this the ___ day of _____, 2021.

By: Christina Turner-Noteware, P.E., City Engineer