

Floodway Easement Statement

The existing water courses, creek or creeks described as Floodway Easement traversing along Block B/6280 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block B/6280. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block B/6280, unless approved by the Chief Engineer of Development Services, provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block B/6280, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Sami N. Ebrahim, 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 purposes and considerations therein expressed.
GIVEN under my hand and seal of office, this the ___ day of _____ 2020.

Notary Public in and for the State of Texas.

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

That DFW OIL, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DFW OIL ELAM ADDITION**, 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____ 2020.
DFW OIL, INC.

Sami N. Ebrahim, Owner

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

WHEREAS DFW Oil, Inc. is the owner of 3.588 acres in part of City Block 6280, and being part of an abandoned alley, Lovejoy Drive abandonment and all of Lots 10-A, 10-B, 10-C and 10-D Block 6280 of T.F. MORROW SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, situated in the CORNELIUS COX SURVEY, ABSTRACT NO. 283, and being all of those same tracts of land described in Special Warranty Deeds to DFW Oil, Inc., recorded in Instrument Numbers 201400073617, 20140011477 and 201400123069 and all of those same Quitclaim Deeds recorded in Instrument Numbers XXXXXXXXXX and XXXXXXXXXX of the Official Public Records of Dallas County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a mag nail with washer stamped "DFW OIL/RPLS 5111" set at the south corner of a corner cut-off at the present intersection of the southwest right-of-way line of U.S. Highway 175 (C.F. Hawn Freeway - a variable width right-of-way) and the north right-of-way line of Elam Road (a variable width right-of-way);

THENCE S 89°35'47" W, 274.77' along the north line of Elam Road to a 1/2" iron pipe found for corner;

THENCE N 00°24'13" W, 10.00' along the north line of Elam Road to a 5/8" iron rod with 3" aluminum disk stamped "DFW OIL/RPLS 5111" set for corner

THENCE S 89°35'47" W, 429.00' along the north line of Elam Road to a 5/8" iron rod with 3" aluminum disk stamped "DFW OIL/RPLS 5111" set in the east line of that same tract of land described in deed to the State of Texas, recorded in Volume 5570, Page 332 of the Deed Records of Dallas County, Texas;

THENCE N 00°24'13" W, along said State of Texas property, at 3.95' passing the south corner of that same tract of land described in deed as Tract II to Abelardo P. Sanchez, recorded in Volume 97213, Page 653 of the Deed Records of Dallas County, Texas, and continuing along the east line of said Sanchez property, a total distance of 156.00' to a 5/8" iron rod with 3" aluminum disk stamped "DFW OIL/RPLS 5111" set for corner in the remainder of a 10' alley;

THENCE N 89°35'47" E, 86.53' along the south line of the remainder of said alley to a 5/8" iron rod with 3" aluminum disk stamped "DFW OIL/RPLS 5111" set for corner;

THENCE N 43°05'03" E, along the southeast line of the remainder of said alley, at 6.89' passing the southeast corner of the remainder of that same tract of land described in deed as Tract III to Pleasant Grove Properties I, Inc., recorded in Volume 92134, Page 5949 of the Deed Records of Dallas County, Texas, and continuing along the southeast line of said Pleasant Grove Properties I, Inc. property, a total distance of 277.82' to a 1/2" iron rod found for corner in the southwest line of State Highway 175;

THENCE S 58°45'48" E, 177.85' along the southwest line of State Highway 175 to a 1/2" iron rod found for corner;

THENCE S 51°46'12" E, 222.83' along the southwest line of State Highway 175 to a 4" brass disk in concrete stamped "Texas Dept. of Public Transportation" (Txdot mon.) found for corner;

THENCE S 52°38'23" E, 127.10' along the southwest line of U.S. Highway 175 to a Txdot mon. (disk missing) found for corner at the aforementioned corner cut-off;

THENCE S 00°37'23" E, 59.16' along said corner cut-off line to the Point of Beginning and containing 156,275 square feet or 3.588 acres of land.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

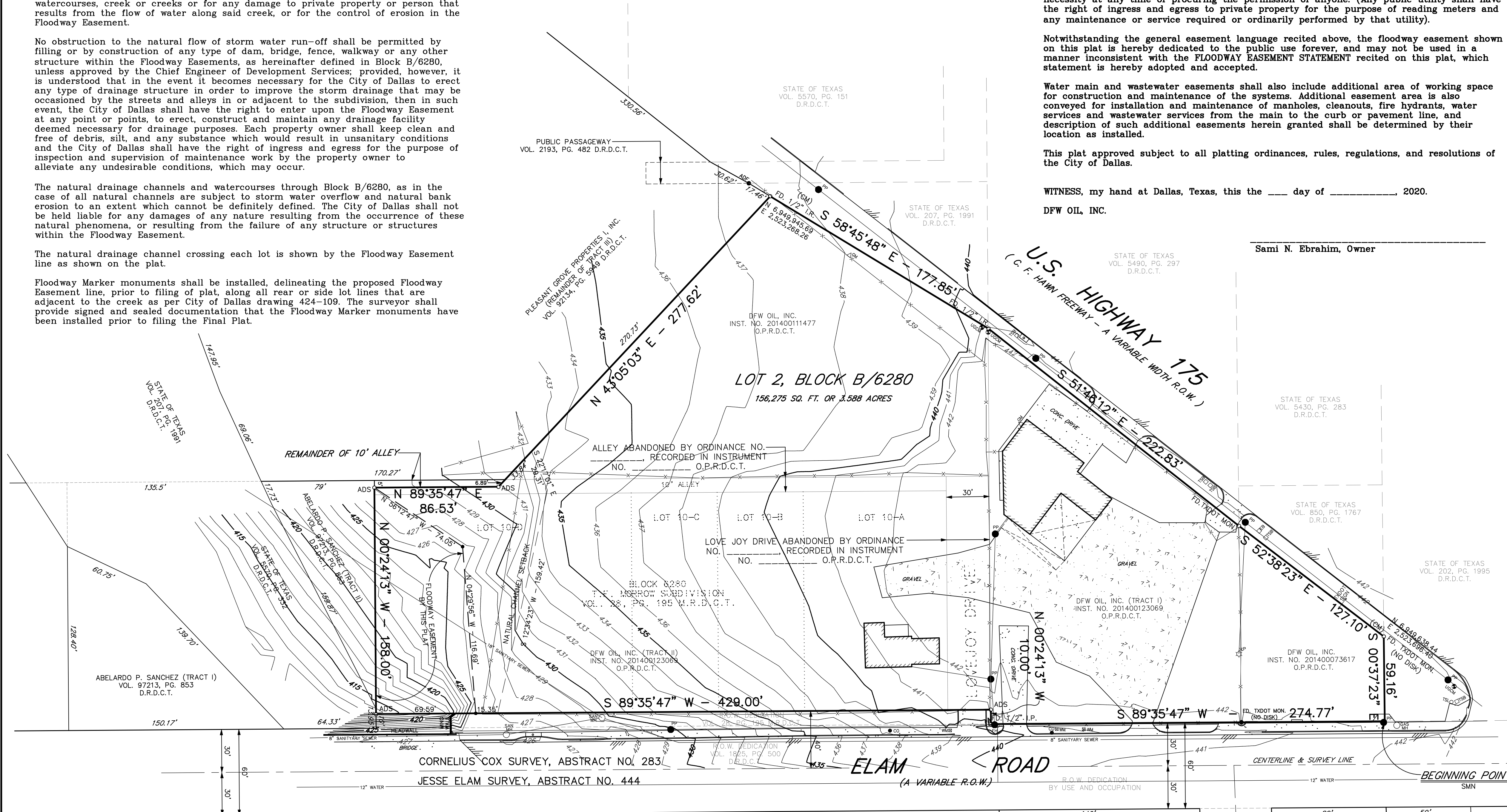
"Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document."
SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 2020.

Notary Public in and for the State of Texas.



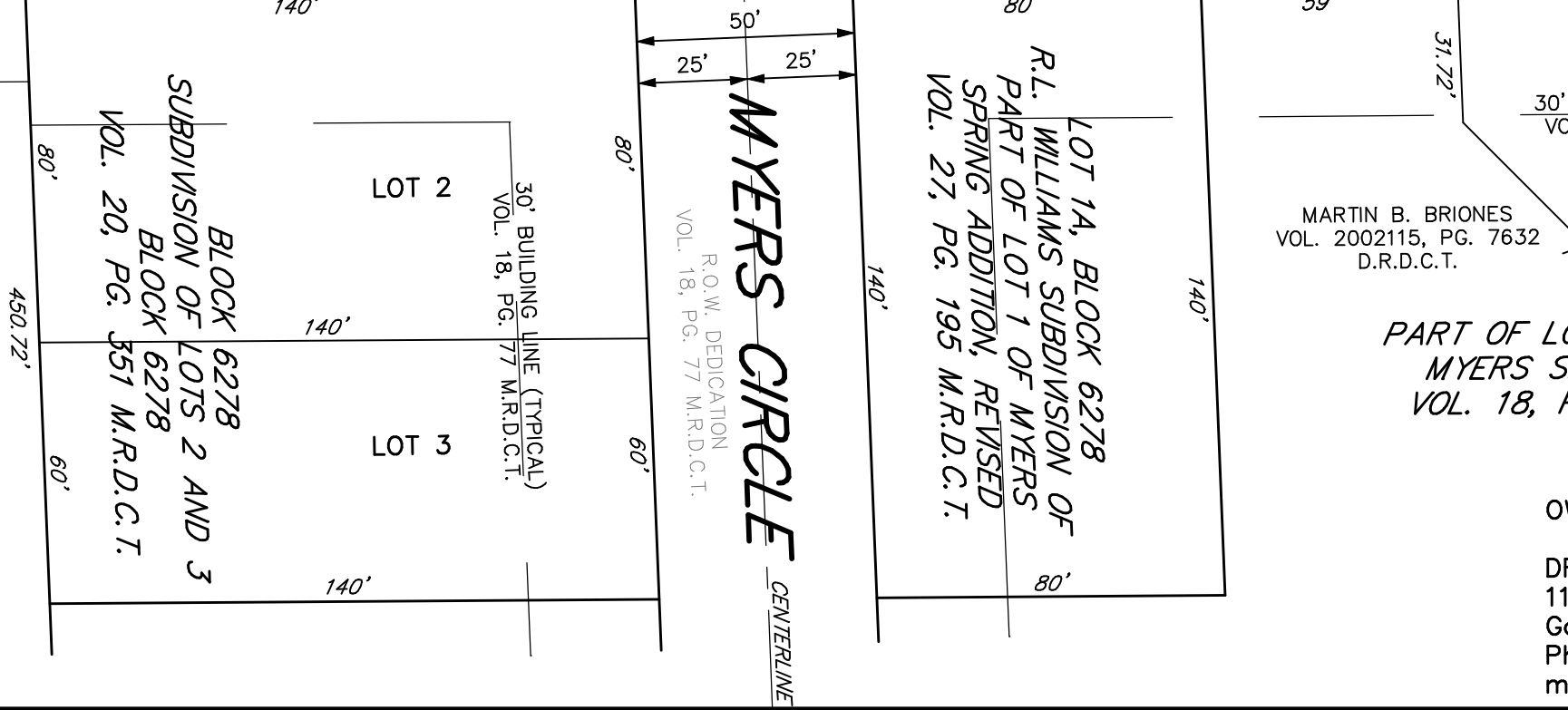
LEGEND

R.O.W. RIGHT-OF-WAY
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. INSTRUMENT
NO. NUMBER
VOL. VOLUME
PG. PAGE
(CM) CONTROLLING MONUMENT
FD. FOUND
I.R. IRON ROD
I.P. IRON PIPE
SMN SET MAG NAIL WITH WASHER STAMPED "DFW OIL/RPLS 5111"
ADS SET 5/8" IRON ROD WITH 3" ALUMINUM DISK STAMPED "DFW OIL/RPLS 5111"
SQ. FT. SQUARE FEET

LOT 3, BLOCK 2/6279
SECOND SECTION CHEROKEE VILLAGE APARTMENTS
VOL. 71079, PG. 2173 D.R.D.C.T.

NOTES:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

- GENERAL NOTES:**
- Bearings based on State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).
 - Lot to lot drainage will not be allowed without Paving and Drainage Engineering Section approval.
 - The purpose of this plat is to create 1 lot from 4 existing lots, an abandoned street, a partially abandoned alley and 3 unplatted tracts of land.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 on grid coordinate values, no scale and no projection.
 - Structures to remain.



PRELIMINARY PLAT
DFW OIL ELAM ADDITION
LOT 2, BLOCK B/6280

AN ADDITION OF 3.588 ACRES IN CITY BLOCK 6280, AND BEING PART OF A 10' ABANDONED ALLEY, ALL OF LOVEJOY DRIVE ABANDONMENT AND ALL OF LOTS 10-A, 10-B, 10-C AND 10-D, BLOCK 6280 OF T.F. MORROW SUBDIVISION, SITUATED IN THE CORNELIUS COX SURVEY, ABSTRACT NO. 283, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 190-140

OWNER/DEVELOPER
DFW OIL, INC.
1111 Belt Line Rd., Ste. #100
Garland, TX 75040
Ph. No. 214-319-9100
mark@dfwoilenergy.com

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
disc@dlscglobal.net
214-321-0569

DATE: 05/08/2020
JOB NO. 16036