PROPERTY DESCRIPTION

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GENERAL

NOTES

tract of land situated in the T. V. Griffin Survey, Abstract No. 511, Dallas County, Texas, being all of Lots 11 and 12, Block C/7222 and Lot 2, Block D/7222 of GRAY ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Plat recorded in Volume 1, Page 459, Map Records, Dallas County, Texas, being all of Lot 3A, Block D/7222 of BLUEBONNET WASTE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Plat recorded in Volume 94230, Page 3588, Deed Records, Dallas County, Texas, being the tracts of land as described in Special Warranty Deeds to PROGRESSIVE WASTE SOLUTIONS OF TX, INC., as recorded in Instrument No(s). 201500001577 and 201500001578, Official Public Records, Dallas County, Texas, being a portion of Bedford Street, as abandoned March 28, 2018, per Ordinance No. 30508, by the City of Dallas, Texas, recorded in Instrument No. 201800172395, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found, being the northwest corner of said Lot 3A, Block D/7222, being the northeast corner of Lot 1A, Block C/7222 of Abara Motors Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 201000076911, Official Public Records, Dallas County, Texas, and lying on the south right-of-way line of Singleton Boulevard (formerly Eagle Ford Pike) (a variable

THENCE South 89 degrees 36 minutes 53 seconds East, along the south right-of-way line of said Singleton Boulevard, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, being the most westerly northeast corner of said Lot 3A, Block D/7222, being the northwest corner of the tract of land as described in Warranty Deed to SAPO REAL ESTATE LLC - SINGLETON SERIES, as recorded in Instrument No. 201800086137, Official Public Records, Dallas County, Texas, and lying on the west line of Lot 5, Block C/7222 of said Gray Addition;

THENCE South 00 degrees 22 minutes 54 seconds West, departing the south right-of-way line of said Singleton Boulevard and along the west line of said SAPO REAL ESTATE tract, a distance of 431.20 feet to an "X" found for corner, being an inner ell corner of said Lot 3A, Block D/7222, and being the southwest corner of said SAPO REAL ESTATE tract;

THENCE North 89 degrees 56 minutes 54 seconds East, along the south line of said SAPO REAL ESTATE tract, a distance of 209.69 feet to a 1/2 inch iron rod found, being the southeast corner of said SAPO REAL ESTATE tract, being the most easterly northeast corner of said Lot 3A, Block D/7222, and lying on the west line of the tract of land as described in Special Warranty Deed with Vendor's Lien to Nathanael Michael King, as recorded in Volume 92094, Page 4135, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 30 minutes 35 seconds East, along the west line of said King tract, a distance of 180.48 feet to a 5/8 inch iron rod found for corner, being the southeast corner of said Lot 3A, Block D/7222, being the southwest corner of said King tract, and lying on the north line of the Texas and Pacific Railroad (a variable width right-of-way), and being the beginning of a non-tangent curve to the left, with a central angle of 01 degrees 29 minutes 17 seconds, a chord bearing of South 75 degrees 54 minutes 03 seconds West, a chord distance of 150.76 feet, and a radius of 5804.65 feet;

THENCE along the south line of said Lot 3A, Block D/7222 and along the north right-of-way line of said Texas and Pacific Railroad and along said non-tangent curve to the left, an arc length of 150.76 feet to a "X" found for corner;

THENCE South 75 degrees 10 minutes 54 seconds West, continuing all of said Lot 3A, Block D/7222 and the north right-of-way line of said Railroad, a distance of 379.81 feet to a 1/2 inch iron rod found for southwest corner of said Lot 3A, D/7222 and being the southeast corn D/7222 of aforementioned Gray Addition; corner, being the ner of Lot 1, Block long the south line Texas and Pacific

THENCE North 00 degrees 22 minutes 54 seconds East, along the east line of said Lot 1, Block D/7222, a distance of 363.88 feet to an "X" found for corner, being the northwest corner of aforementioned street abandonment (Ordinance No. 30805), being the southwest corner of Lot 11, Block C/7222, and being the southeast corner of Lot 12, Block C/7222 of said Gray Addition, and lying on the north right-of-way line of Bedford Street (formerly Corlett Street) (a 50 foot right-of-way);

THENCE South 89 degrees 56 minutes 54 seconds West, along the south line of said Lot 12, Block C/7222 and along the north right-of-way line of said Bedford Street, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, being the southwest corner of said Lot 12, Block C/7222, and lying on the east right-of-way line of Shadrack Drive (formerly Grace Street) (a 50 foot right-of-way);

THENCE North 00 degrees 22 minutes 54 seconds East, along the east right-of-way line of said Shadrack Drive, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, being the northwest corner of said Lot 12, Block C/7222, and being the southwest corner of aforementioned Lot 1A, Block C/7222;

INCE North 89 degrees 56 minutes 54 seconds East, line of said Shadrack Drive and along the south line of distance of 200.00 feet to an "X" found for corner, being the 11, Block C/7222, being the southeast corner of said Lot 1 the west line of aforementioned Lot 3A, Block D/7222; st, departing the east right-of-way of said Lot 1A, Block C/7222, a given the northeast corner of said Lot 1A, Block C/7222, and lying on the northeast it 1A, Block C/i

THENCE North 00 degrees 22 minutes 54 seconds East, 1A, Block C/7222, a distance of 182.73 feet to the POINT (257,408 square feet or 5.909 acres of land. , along the east line of said Lot OF BEGINNING and containing

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

adopt this plat, designating the herein described property as **WASTE CONNECTIONS LONE STAR 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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.

WITNESS MY HAND THIS	This plat approved subject to a
DAY OF	all platting ordinances, ru
, 2019.	This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas

WASTE CONNECTIONS LONE STAR, INC. fka Progressive Waste Solutions of TX, Inc., a Texas corporation

By: Name: Robert M. Cloninger Title: Vice President

STATE OF TEXAS COUNTY OF DALL

DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Robert M. Cloninger, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

Notary Public in and for the State of Texas My commission expires:

I, Gary E. Johnson, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (10/14/2019) Dated this the day of 2019.

Texas Registered Professional Land Surveyor No. 5299 STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 therein expressed and under oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

SURVEYOR

EXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710

txheritage.com Firm No. 10169300

PRELIMINARY PLAT
WASTE CONNECTIONS
LONE STAR ADDITION

LOT 3B, BLOCK C/7222

BEING A REPLAT OF LOT 3A, BLOCK D/7222 OF BLUEBONNET WASTE
ADDITION, LOT 2, BLOCK C/7222, LOTS 11 & 12, BLOCK C/7222 OF GRAY
ADDITION AND THE ABANDONED PORTION OF BEDFORD STREET
T. V. GRIFFIN SURVEY, ABSTRACT NO. 511
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-011
ENGINEERING NO 311T-

50' / MRW