

**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 \_\_\_\_\_, 2018

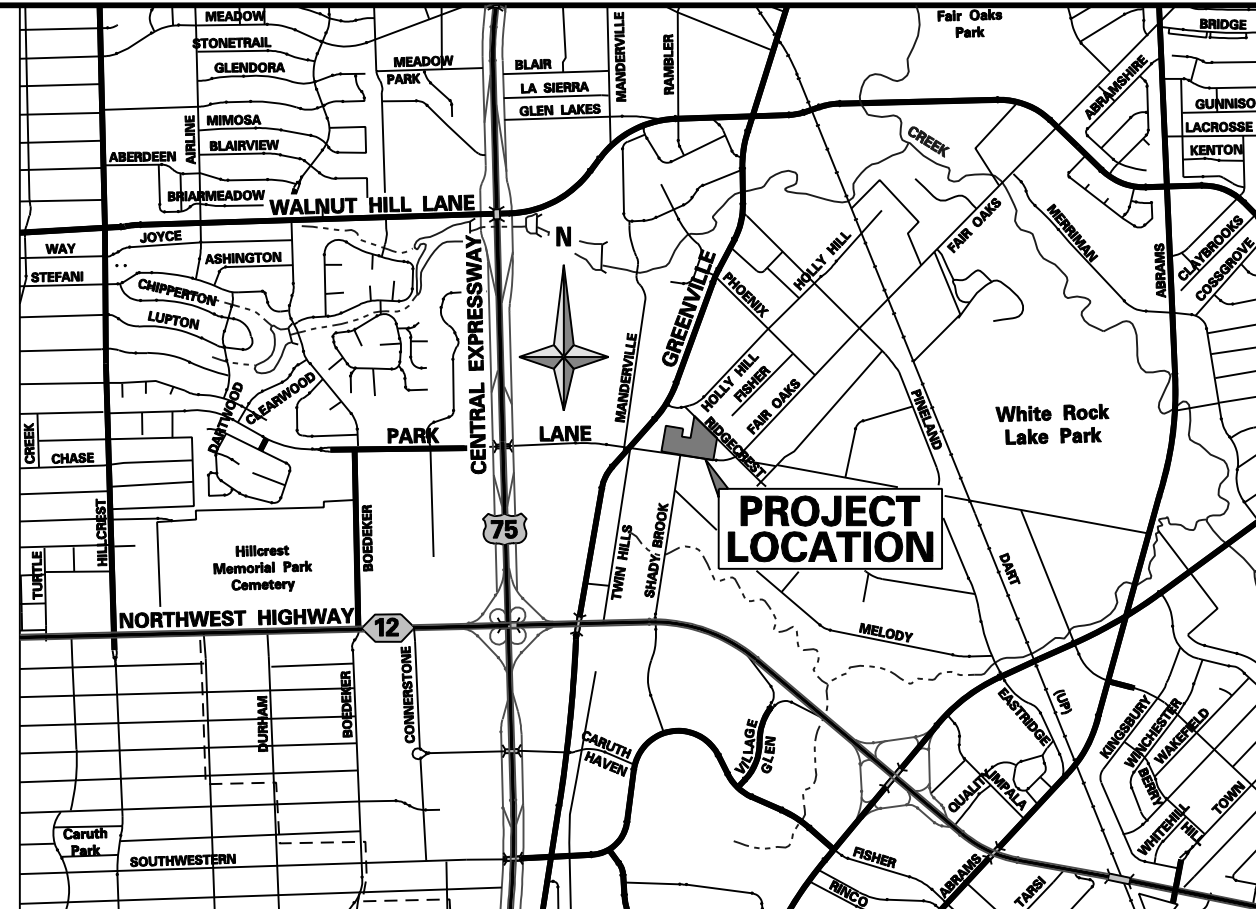
Scott Holt  
 Texas Registered Professional Land Surveyor No. 4895

THE STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Holt, 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 My Commission Expires: \_\_\_\_\_, 20\_\_\_\_\_



**LOCATOR MAP**  
 (Not To Scale)

**OWNER'S CERTIFICATE:**

THE STATE OF TEXAS  
 COUNTY OF DALLAS  
 WHEREAS the City of Dallas is the owner of a 4.358 Acre (189,847 Sq. Ft.) tract of land situated in the William Jenkins Survey, Abstract No. 291, City of Dallas, Dallas County, Texas, and being all of Lots 23 and 24 of the Lakeview Addition, an addition to the City of Dallas recorded in Volume 1, Page 219 of the Map Records of Dallas County, Texas, and Lot 27A of the Replat of the Lakeview Addition, an addition to the City of Dallas recorded in Volume 72118, Page 1757 of the Deed Records of Dallas County, Texas and being all of that land conveyed to the City of Dallas by Deed recorded in Instrument Number 200900316248 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch diameter iron rod (Controlling Monument) found on the Southeast line of Lot 25 of said Lakeview Addition, at the Southeast corner of a tract of land conveyed to the Vicker Baptist Church by Instrument Number 201200145358 of the Official Public Records of Dallas County, Texas

THENCE North 09°52'32" East with the said Southeast line of Lot 25, pass at 219.72 feet a 5/8-inch diameter iron rod with red cap marked "CITY OF DALLAS" (set by this Survey Division for a 2009 boundary survey) at the intersection with the Southwest line of a Fee dedication of Right-of-Way by this plat, and continuing for a total distance of 255.87 feet to the most Northerly corner of the herein described tract of land (not monumented);

THENCE South 46°15'32" East with the Northeast line of the herein described tract of land a distance of 361.67 feet to the Northeast corner of the herein described tract of land, being also the Northwest corner of Lot 29D, Block 55197 of the Parkridge Addition, an addition to the City of Dallas recorded in Volume 77023, Page 1694 of the Deed Records of Dallas County, Texas (not monumented);

THENCE South 09°52'32" West, with the common line between the herein described tract of land and said Lot 29D, pass at 36.15 feet a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (set by this Survey Division for a 2009 boundary survey) at the intersection with the above said Fee dedication of Right-of-Way by this plat, pass at 255.50 feet a Mag Nail with washer stamped "CITY OF DALLAS V.M.L." driven into a hole drilled in concrete pavement at the intersection with North line of a Fee dedication of Right-of-Way by this plat, and continuing for a total distance of 262.00 feet to the Southeast corner of the herein described tract of land (not monumented);

THENCE North 80°09'37" West with the South line of the herein described tract of land a distance of 600.64 feet to the Southwest corner of the above said Lot 23, being also the Southeast corner of Lot 22 of Block 55197 of the Lakeview Addition, being also the Southwest corner of the herein described tract of land (not monumented);

THENCE North 09°52'32" East with the common line between said Lots 22 and 23, pass at 6.50 feet a 5/8-inch diameter iron rod with a 3-inch diameter Aluminum disc cap marked "CITY OF DALLAS V.L.A." set at the intersection with the above said North line of a Fee dedication of Right-of-Way by this plat, from which a 1/2-inch diameter iron rod found bears North 24°09'20" East a distance of 4.50 feet, and continuing for a total distance of 300.00 feet to a 5/8-inch diameter iron rod with 3-inch diameter Aluminum disc cap marked "CITY OF DALLAS V.L.A." set at the Northwest corner of the herein described tract of land;

THENCE South 80°09'37" East, departing the last said common line between Lots 22 and 23, over and across Lots 23 and 24 a distance of 200.00 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (set by this Survey Division for a 2009 boundary survey) set at the intersection with the common line between Lot 24 and the above referenced Lot 25 of Block 55197 of the Lakeview Addition;

THENCE South 09°52'32" West with the common line between said Lots 24 and 25 a distance of 92.00 feet to a 5/8-inch diameter iron rod with 3-inch Aluminum disc cap marked "CITY OF DALLAS V.L.A." set at an inside corner of the herein described tract of land;

THENCE South 80°09'37" East, departing the above said common line between Lots 25 and 25, over and across said Lot 25 a distance of 100.43 feet to the POINT OF BEGINNING, containing 189,847 Square Feet, or 4.358 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 (2011).

**PRELIMINARY PLAT**  
**VICKERY MEADOWS LIBRARY ADDITION**  
**AN INDUSTRIAL SUBDIVISION**

**Lot 23A, Block 55197**

A PLAT OF 4.358 ACRES OF LAND IN THE  
 WILLIAM JENKINS SURVEY, ABSTRACT NO. 291  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. **S189-017**  
 OCTOBER, 2018

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

**DEDICATION**  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Robert M. Perez does hereby adopt this plat, designating the herein above described property as VICKERY MEADOWS LIBRARY 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, 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 construct ing, 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).

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 \_\_\_\_\_, 2018.

By:  
 Robert M. Perez  
 Interim Director, Department of Public Works

- LEGEND**
- 5/8" Dia. I.R. w/Cap Marked "CITY OF DALLAS" (2009 Boundary Survey)
  - ⊙ 5/8" Dia. I.R. w/3" Dia. Aluminum Disc Marked "CITY OF DALLAS V.M.L."
  - Mag Nail with Washer Marked "CITY OF DALLAS V.M.L."
  - Iron Rod Found, Size as Noted

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT is to combine three lots into one, and dedicate in fee portions of Park Lane and Ridgecrest Road for Street Purposes.
  2. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

THE STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Robert M. Perez, 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 My Commission Expires: \_\_\_\_\_, 20\_\_\_\_\_

