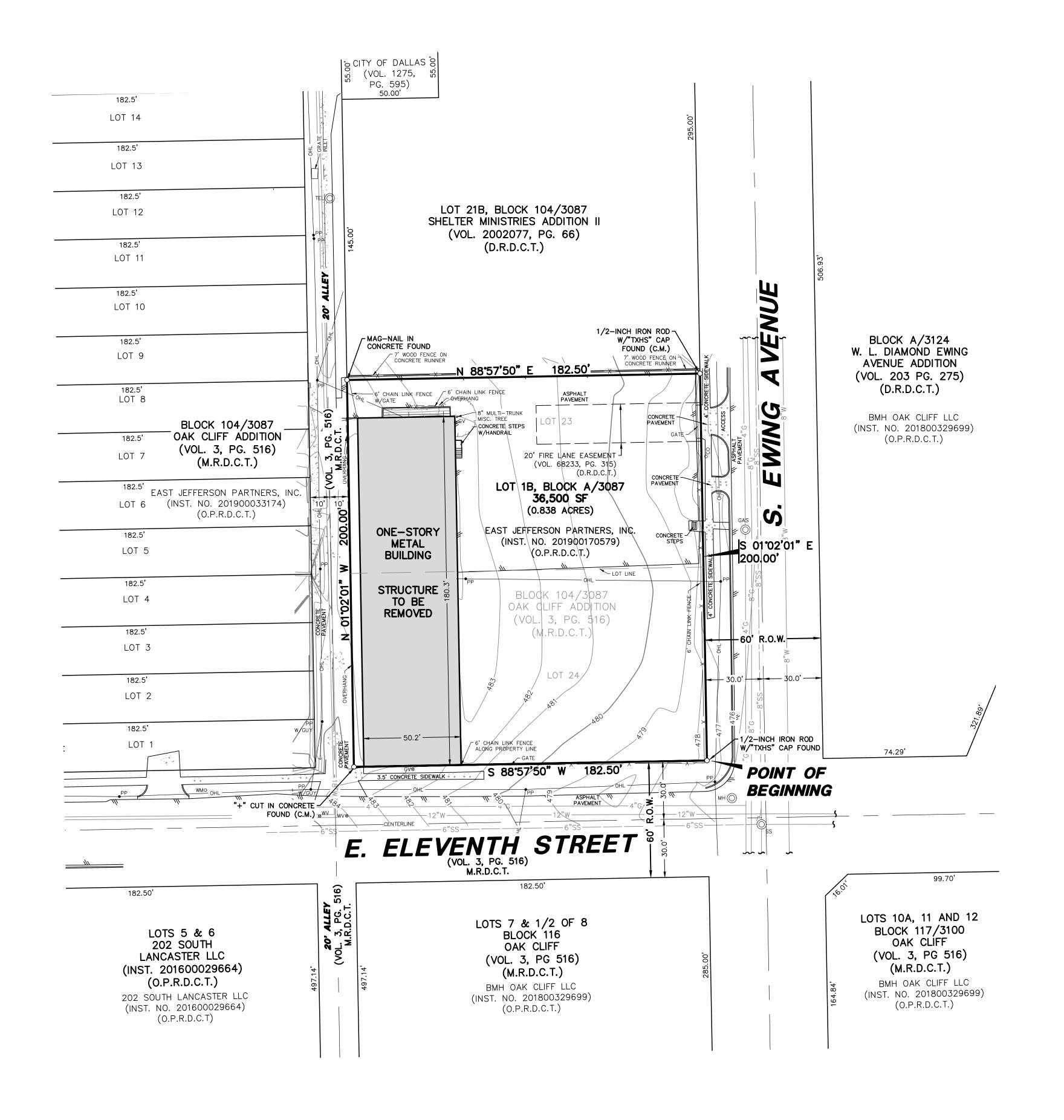
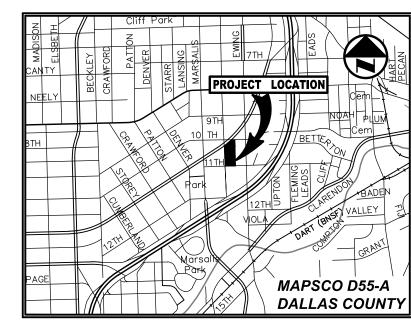
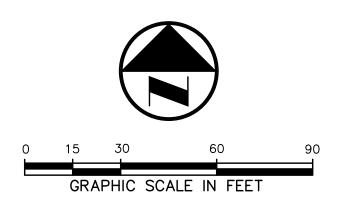
UNDERGROUND TELEPHONE LINE

UNDERGROUND GAS LINE





VICINITY MAP



co. CLEANOUT GV⊗ GAS VALVE w∨⊗ WATER VALVE ← GUY ANCHOR (C.M.) CONTROLLING MONUMENT LS☆LIGHT STANDARD - PROPERTY LINE PP POWER POLE --- --- EASEMENT LINE ← PP W/ GUY ANCHOR ---X--- FENCE SIGN TRAFFIC SIGN ----OHL-OVERHEAD UTILITY LINE MHOMANHOLE (TYPE UNKNOWN) ——6"W—— WATER LINE ——6"SS—— SANITARY SEWER LINE SS SAN. SEWER MANHOLE ----613--- EXIST CONTOUR

GAS GAS MANHOLE

TEL TELEPHONE MANHOLE

D.R.D.C.T. DEED RECORDS OF

DALLAS COUNTY, TEXAS

DALLAS COUNTY, TEXAS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF

DALLAS COUNTY, TEXAS

INST. NO. INSTRUMENT NUMBER

GENERAL NOTES:

- 1. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011). Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- 2. The purpose of this plat is to create one (1) lot from two (2) platted lots for development.
- 3. Lot—to—lot drainage is not permitted without Engineering Section approval.
- 4. Coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), on Grid values, no scale and no projection.
- 5. Improvements on site to be demolished.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 10/23/20.

PRELIMINARY PLAT

DALLAS COUNTY ADMINISTRATION BUILDING TWO LOT 1B, BLOCK A/3087

A REPLAT OF
LOTS 23 AND 24, BLOCK 104/3087
OAK CLIFF ADDITION
W. H. HORD SURVEY, ABSTRACT NO. 560
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S201-520 ENGINEERING PLAN NUMBER: DP20-____ SHEET 1 OF 2

1"=30'

ACD

KCH

Pacheco Koch

Total Pacheco Koch

Total Pacheco Koch

Total Pacheco Koch

Dallas, TX 75231 972.235.3031

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CHECKED BY SCALE

DATE

JOB NUMBER

OCT. 2020

4195-18.487

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: KYLE HARRIS

OWNER

EAST JEFF

EAST JEFFERSON PARTNERS, INC. 16610 DALLAS PARKWAY, SUITE 1200 DALLAS, TX 75248 PH: (949) 887-8975 CONTACT: MICHAEL LESSEL

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That EAST JEFFERSON PARTNERS, INC., acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as DALLAS COUNTY ADMINISTRATION BUILDING TWO, 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 dedicated 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 paying 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).

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.

By: Michael Lessel OWNER STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Lessel, known to me person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerati expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of, 2020.	, of, 2020.	VITNESS, my hand at Dallas, Texas, this the day of
COUNTY OF DALLAS BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Lessel, known to me person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerati expressed.		y: Michael Lessel OWNER
BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Lessel, known to me person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerati expressed.		STATE OF TEXAS
person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerati expressed.		OUNTY OF DALLAS
CIVEN LINDER MY HAND AND SEAL OF OFFICE this day of 2020		erson whose name is subscribed to the foregoing instrumer
GIVEN CHUER WIT HAND AND SEAR OF OFFICE tills ddy of , 2020.	day of, 2020.	GIVEN UNDER MY HAND AND SEAL OF OFFICE this

be the therein OWNER'S CERTIFICATE

COUNTY OF DALLAS

STATE OF TEXAS

WHEREAS EAST JEFFERSON PARTNERS, INC. is the owner of a 36,500 square foot (0.838 acre) tract of land situated in the W.H. Hord Survey, Abstract No. 560, Dallas County, Texas; said tract being all of Lots 23 and 24, Block 104/3087, Oak Cliff Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 3. Page 516 of the Map Records of Dallas County, Texas; said tract also being all of the certain tract of land described as "Tract 7" in Special Warranty Deed with Vendor's Lien to SD5 Investors, LP recorded in Instrument No. 201600145002 of the Official Public Records of Dallas County, Texas; said 36,500 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "TXHS" cap found for corner at the intersection of the north right-of-way line of East Eleventh Street (a 60-foot wide right-of-way) and the west right-of-way line of South Ewing Avenue (a 60-foot wide right-of-way); said point also being the southeast corner of Lot 24 of said Oak Cliff addition;

THENCE, South 88 degrees, 57 minutes, 50 seconds West, along the said north line of East Eleventh Street and the south line of said Lot 24, a distance of 182.50 feet to a "+" cut in concrete found for corner at the intersection of the said north line of East Eleventh Street and the east right-of-way line of a 20—foot wide alley; said point also being the southwest corner of said Lot 24;

THENCE, North 01 degrees, 02 minutes, 01 seconds West, departing the said north line of East Eleventh Street, along the said east line of 20-foot wide alley and the west line of Lots 24 and 23, a distance of 200.00 feet to a mag-nail in concrete found for corner; said point being the northwest corner of said Lot 23 and the southwest corner of Lot 21B, Block 104/3087, Shelter Ministries Addition II, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002077, Page 66 of the Deed Records of Dallas County, Texas;

THENCE, North 88 degrees, 57 minutes, 50 seconds East, departing the said east line of 20—foot wide alley and along the north line of said Lot 23, the south line of said Lot 21B, a distance of 182.50 feet to a 1/2-inch iron rod with "TXHS" cap found for corner; said point also being in the said west line of South Ewing Street, the northeast corner of said Lot 23 and the southeast corner of said Lot 21B;

THENCE, South 01 degrees, 02 minutes, 01 seconds East, along the said west line of South Ewing Avenue and the east line of said Lots 23 and 24, a distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING: 36,500 square feet or 0.838 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Kyle Coleman Harris, 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 eh 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 _____ , 2020.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 10/23/20.

Kvle Coleman Harris Texas Registered Professional Land Surveyor No. 6266

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

<u>OWNER</u>

PRELIMINARY PLAT

Notary Public in and for the State of Texas

DALLAS COUNTY **ADMINISTRATION BUILDING TWO** LOT 1B, BLOCK A/3087

A REPLAT OF LOTS 23 AND 24, BLOCK 104/3087 OAK CLIFF ADDITION W. H. HORD SURVEY, ABSTRACT NO. 560 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S201-520 ENGINEERING PLAN NUMBER: DP20-____ SHEET 2 OF 2

7557 RAMBLER ROAD, SUITE 1400 Pacheco Koch DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: KYLE HARRIS

FAST JEFFERSON PARTNERS, INC. 16610 DALLAS PARKWAY, SUITE 1200 DALLAS, TX 75248 PH: (949) 887-8975 CONTACT: MIKE LESSEL

DRAWN BY CHECKED BY ACD KCH

SCALE NONE

JOB NUMBER OCT. 2020 4195-18.487