

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 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).

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.

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 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.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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 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 _____, 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.

Kyle 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.

Notary Public in and for the State of Texas

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 2 OF 2

SURVEYOR / ENGINEER

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

OWNER

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

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

DRAWN BY ACD	CHECKED BY KCH	SCALE NONE	DATE OCT. 2020	JOB NUMBER 4195-18.487
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PRELIMINARY PLAT - DALLAS ADMINISTRATION BUILDING TWO, LOT 1B, BLOCK A/3087

ADULTZ 10/23/20 8:50 AM
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