

**OWNER'S DEDICATION**  
**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
 That Oncor Electric Delivery Company, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ONCOR SCYENE SUBSTATION**, 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).

Water main and wastewater easements shall 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Oncor Electric Delivery Company, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**GENERAL NOTES**

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All coordinates shown hereon are grid, no scale and no projection. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- All original Texas land survey abstract lines shown hereon are approximate, and are based on the railroad commissioning of Texas, 2007, surveys (a.k.a. General Land Office county maps).
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 48113C0365 K, dated July 07, 2014, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside 0.2% annual chance floodplain. The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
- The purpose of this plat is to create one lot from an unplatted tract of land and four platted lots.
- Lot-to-lot drainage is not permitted without Engineering Division approval.
- All coordinates shown are grid and may be converted to surface by the conversion factor of 1.000136506.
- Per the City of Dallas, Texas this property is Zoned R-7.5(A).
- See plat for structures to be removed.

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

WHEREAS, Oncor Electric Delivery Company, LLC is the owner of a 1.576 acre (68,644 square foot) tract of land situated in the John S. Beeman Survey, Abstract Number 99, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 6119, and being all of Lots 1, 2, 3 and 4, Block 1/6119 of Blocks 1 and 2, Lacy Woodland Addition, addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 10, Page 227 of the Map Records of Dallas County, Texas, and being all of that tract of land described as Part I and Part II in deed to Dallas Power & Light Company, as recorded in Volume 5082, Page 522 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of that tract of land described in deed to Dallas Power & Light Company, as recorded in Volume 5208, Page 131, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 3.25-inch set aluminum cap stamped "ONCOR SCYENE SUBSTATION, HALFF" on a 1/2-inch iron rod (hereinafter referred to as "set monument") for a northeast corner of said Part I and the northeast corner of said Lacy Woodlands Addition, said corner being on the south right-of-way line of Scylene Road (a variable width right-of-way);

THENCE South 01 degree 46 minutes 50 seconds West, with the east line of said Lacy Woodlands Addition and with the south right-of-way line of said Scylene Road, passing a distance of 26.48 feet the northwest corner of Victorian Forest Estates, Phase 1, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 84076, Page 5629, D.R.D.C.T., continuing, departing said south right-of-way line of Scylene Road, and with the east line of said Lacy Woodlands Addition, the west line of said Victorian Forest Estates, the west line of said Part I and the west line of said Part II, in all a total distance of 472.72 feet to a set monument for the southeast corner of said Part II;

THENCE South 89 degrees 01 minute 50 seconds West, departing said west line of Victorian Forest Estates, and with the south line of said Part II, a distance of 144.36 feet to the south west corner of said Part II and on the east right-of-way line of Jim Miller Road (a 120-foot wide right-of-way), from which a 1-inch found iron pipe bears North 89 degrees 01 minute 50 seconds East, a distance of 0.55 feet, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 776.30 feet, chord that bears North 03 degrees 16 minutes 44 seconds East, a distance of 124.02 feet;

THENCE Northerly, with the east right-of-way line of said Jim Miller Road, the west line of said Part II and with said curve, passing an arc distance of 95.06 feet the 5/8-inch found iron pipe for the northwest corner of said Part II, the southwest corner of said Part I and the southwest corner of said Lot 4, Block 1/6119, continuing with the east right-of-way line of said Jim Miller Road, the west line of said Part I and the west line of said Lot 4, Block 1/6119, and with said curve, through a central angle of 09 degrees 09 minutes 49 seconds, in all a total arc distance of 124.16 feet to a corner, from which a 5/8-inch found iron pipe bears North 84 degrees 09 minutes 46 seconds West, a distance of 0.42 feet;

THENCE North 01 degree 18 minutes 10 seconds West, continuing with the east right-of-way line of said Jim Miller Road, the west line of said Lots 4, 3, 2 and 1, Block 1/6119 and with the west line of said Part I, a distance of 298.50 feet to a set monument for the most westerly northeast corner of said Lot 1, Block 1/6119 at the south corner of the corner clip intersection of the east right-of-way line of said Jim Miller Road with the south right-of-way line of said Scylene Road;

THENCE North 43 degrees 51 minutes 50 seconds East, with the northwest line of said Lot 1, Block 1/6119 and with said corner clip, a distance of 70.50 feet to a set monument for the north corner of said corner clip intersection;

THENCE North 89 degrees 01 minute 50 seconds East, with the north line of said Lot 1, Block 1/6119 and with the south right-of-way line of said Scylene Road, a distance of 109.88 feet to the POINT OF BEGINNING AND CONTAINING 1.576 acres (68,644 square feet) of land, more or less.

**SURVEYOR'S STATEMENT:**

I, Getsy J. Suthan, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Getsy J. Suthan  
 Texas Registered Professional Land Surveyor No. 6449  
 TBPLS FIRM NO. 10029600

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Getsy J. Suthan, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**PRELIMINARY PLAT**  
**ONCOR SCYENE SUBSTATION**  
**LOT 1, BLOCK 1/6119**

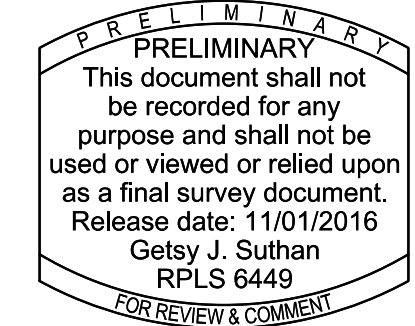
OF A  
**1.576 ACRE TRACT**  
 BEING ALL OF LOTS 1, 2, 3, & 4, BLOCK 1/6119  
 OF LACY WOODLAND ADDITION  
 AND  
 ALL OF 0.305 ACRE TRACT  
 SITUATED IN THE

JOHN S. BEEMAN SURVEY, ABSTRACT NO. 99  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-021

FOR  
**ONCOR ELECTRIC**  
**DELIVERY COMPANY, LLC**  
 BY



1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 (214) 346-6200  
 TBPLS FIRM NO. 10029600  
 SCALE: 1"=50' AVG. 30884 DATE: NOVEMBER 2016



SURVEYOR  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: GETSY J. SUTHAN  
 (214) 346-6200

OWNER  
 ONCOR ELECTRIC DELIVERY COMPANY, LLC  
 115 W. 7TH STREET, ROOM 1125  
 FORT WORTH, TEXAS 76102  
 CONTACT: WENDELL SOUTH  
 (817) 269-4677