

OWNERS DEDICATION
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LAWSON & HWY 20 LAND HOLDING, LLC DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LAWSON JUNCTION**, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2022.

AGENT FOR LAWSON & HWY 20 LAND HOLDING, LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR'S CERTIFICATE

I, LOUIS M. SALCEDO, 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 2121 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UP AS A FINAL SURVEY DOCUMENT.

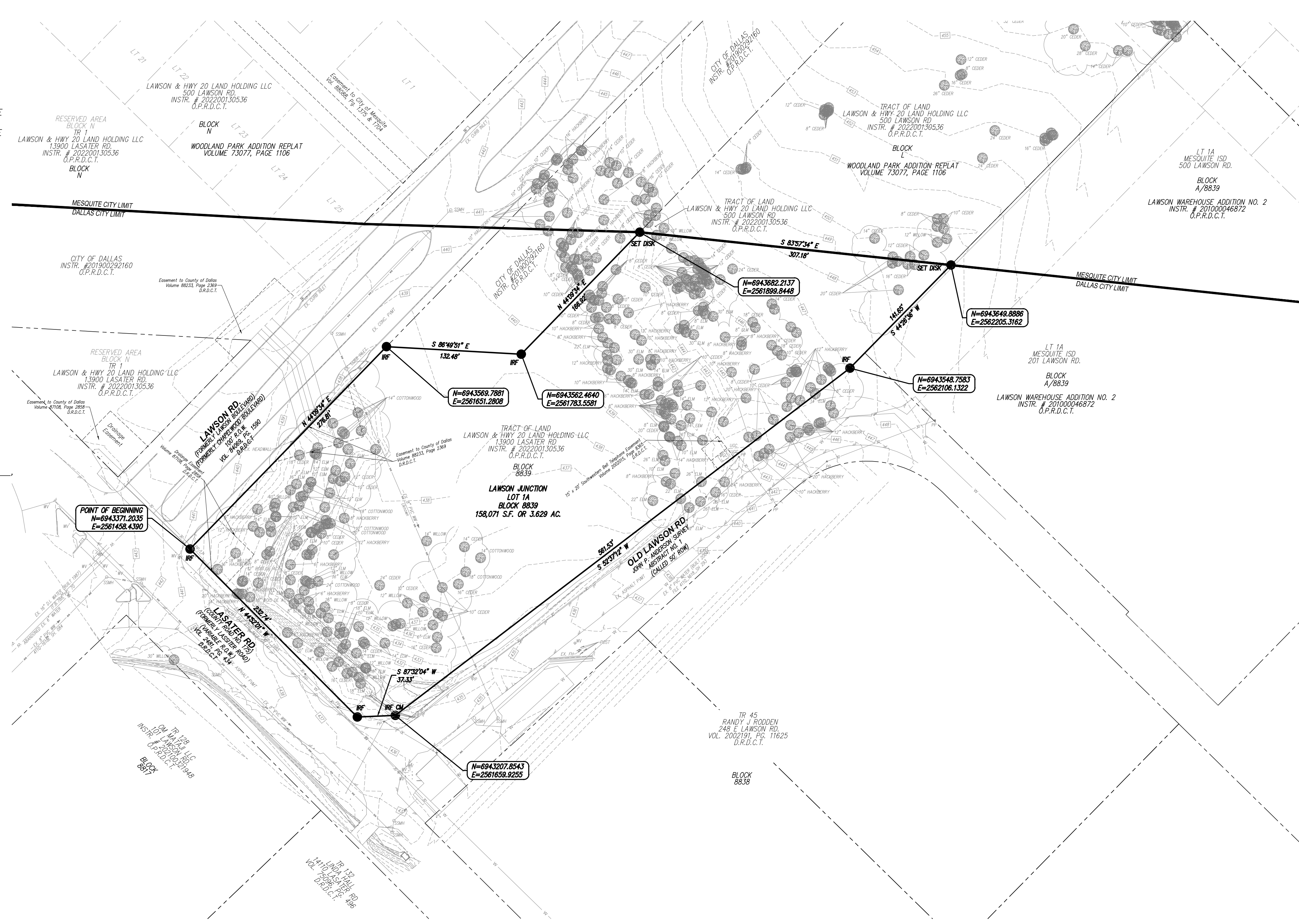
LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



DALLAS COUNTY:

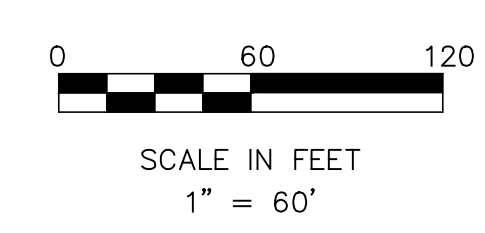
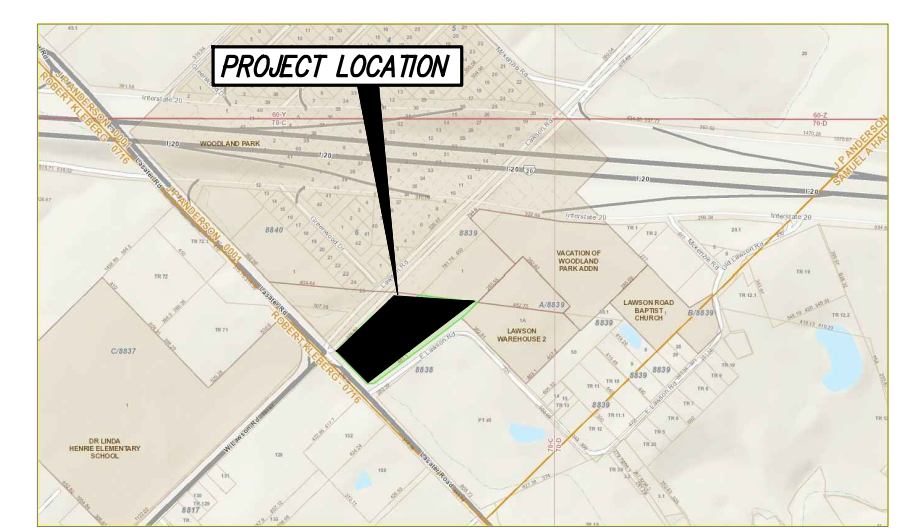
FLOOD STATEMENT: According to Community Panel No. 48113C0530K, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is located within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 - COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Legend of Symbols & Abbreviations

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS		TREE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS		EDGE OF ASPHALT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS		PROPERTY LINES
INST. NO.	INSTRUMENT NUMBER		POWER POLE
SF	SQUARE FEET		OVERHEAD ELECTRIC
VOL./PG.	VOLUME/PAGE		WATER LINES
Ac.	ACRE		WASTEWATER LINES
PT LT	Partion of Lot		
● IR	IRON ROD FOUND		
● 1/2" IR	1/2" IRON ROD FOUND		
● 1/2" IPF	1/2" IRON PIPE FOUND		
● SET DISK	SET 3" METALLIC DISK		



VICINITY MAP
NOT TO SCALE
MAPSCO PAGE 70C

Owner's Certificate
State of Texas
County of Dallas

Whereas **Lawson and Hwy 20 Land Holdings, LLC** is the Owner of a 3.629 acre tract in the J.P. Anderson League Survey, Abstract 1, and being a portion of the 11.801 acres Tract 3 as recorded by the Warranty Deed with Vendor's Lien in Instrument 202200130536, Official Public Records Dallas County Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with purple plastic cap, stamped "RPLS 6451" set at the intersection of the southeast line of Lawson Road (100' R.O.W.) with the northeast line of Lasater Road (Variable R.O.W.);

THENCE North 44°09'34" East, along said southeast line, for a distance of 276.81 feet to a 5/8" iron rod with purple plastic cap, stamped "RPLS 6451" set for the southwest corner of TRACT ONE, of those certain tracts of land conveyed to The City of Dallas, by deed recorded in Instrument No. 201900292160, Official Public Records, Dallas County, Texas;

THENCE South 86°49'51" East, departing said southeast line and along the south line of said City of Dallas tract of land, for a distance of 132.48 feet to a 5/8" iron rod with purple plastic cap, stamped "RPLS 6451" set for the southeast corner of said City of Dallas tract of land;

THENCE North 44°09'34" East, along the southeast line of said City of Dallas tract of land, for a distance of 166.92 feet to a 5/8" iron rod with yellow plastic cap, stamped "SGI RPLS 3664" set in the southeast line of said City of Dallas tract, same being the northwest corner of said 3.629 acre tract of land;

THENCE South 83° 57' 34" East departing said City of Dallas tract along the north line of said 3.629 acre tract, also being the south line of the remainder of the said 11.801 acre Tract 3, a distance of 307.18 feet to a 5/8" iron rod with yellow plastic cap, stamped "SGI RPLS 3664" on the northwest line of a Lot 1A, Block A/8839 of Lawson Warehouse Addition No. 2 as recorded in Instrument Number 201000046872, O.P.R.D.C.T. and also being the northeast corner of said 3.629 acre tract;

THENCE South 44°26'36" West, along the northwesterly line of said Lot 1A, for a distance of 141.65 feet to a 5/8" iron rod with purple plastic cap, stamped "RPLS 6451" set for corner in the westerly line of Old Lawson Road (Called 50' R.O.W.);

THENCE South 52°37'12" West, for a distance of 561.53 feet to a 5/8" iron rod with purple plastic cap, stamped "RPLS 6451" set at the northerly end of a corner clip at the intersection of said westerly line and the aforementioned northeast line of Lasater Road;

THENCE South 87°32'04" West, along said corner clip, for a distance of 37.33 feet to a 5/8" iron rod with purple plastic cap, stamped "RPLS 6451" set at the end of said corner clip;

THENCE North 44°52'01" West, along said northeast line of Lasater Road, for a distance of 232.74 feet to the **POINT OF BEGINNING**, and containing 158,071 square feet or 3.629 acres of land, more or less.

PRELIMINARY PLAT

LAWSON JUNCTION
LOT 1A
BLOCK 8839
158,071 S.F. or 3.629 Ac.

BEING
ALL OF TRACT 52 BLOCK 8839,
INSTRUMENT 202200130536, O.P.R.D.C.T.

J.P. ANDERSON LEAGUE SURVEY, ABSTRACT 1
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER 5223-030

SGI SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

11-17-2022
SHEET 1 OF 1

SGI Project No. 21961

SURVEYOR
Salcedo Group, Inc.
401 College Street
Grand Prairie, TX 75050
(214) 412-3122

OWNER
LAWSON & HWY 20 LAND HOLDING, LLC
156 ERLONG LANE
IRVING, TX 75039
C/O PAWAN BAGARIA
bagariap@yahoo.com
phone: 214-417-1379