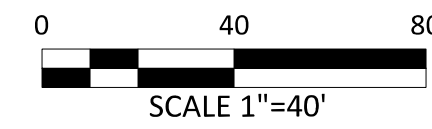


**VICINITY MAP
NOT-TO-SCALE**



OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF DALLAS;

WHEREAS, WEST TEXAS REBAR PLACERS INC. IS THE OWNER OF A 2.188 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF DALLAS, TEXAS, PART OF DALLAS CITY BLOCK 6780, IN THE JOHN LEEPER SURVEY, ABSTRACT NUMBER 794, DALLAS COUNTY, TEXAS, BEING PART OF THE TRACT OF LAND AS CONVEYED TO WEST TEXAS REBAR PLACERS INC., BY DEED RECORDED IN INSTRUMENT NUMBER 2014000245835, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ORANGE CAP FOUND AT THE NORTH CORNER CLIP AND BEING IN THE SOUTH LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION TO THE COUNTY OF DALLAS, ON MARCH 3, 1989, BY DEED RECORDED IN VOLUME 89059, PAGE 3347, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE WEST RIGHT-OF-WAY LINE OF PRAIRIE CREEK ROAD FROM WHICH A CHAIN LINK FENCE ANGLE POST BEARS NORTH 83 DEGREES 45 MINUTES WEST, 4.85 FEET;

THENCE SOUTH 46 DEGREES 23 MINUTES 35 SECONDS EAST, WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF SAID WEST TEXAS REBAR TRACT, ALONG AND CROSSING A CHAIN LINK FENCE, A DISTANCE OF 28.33 FEET TO A 1/2" IRON ROD WITH ORANGE CAP FOUND AT AN ANGLE IN SAID RIGHT-OF-WAY, ON THE WEST RIGHT-OF-WAY OF PRAIRIE CREEK ROAD (100 FOOT RIGHT-OF-WAY), FROM WHICH A CHAIN LINK FENCE ANGLE POST BEARS NORTH 04 DEGREES 19 MINUTES EAST, 3.31 FEET;

THENCE SOUTH 01 DEGREES 46 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF SAID WEST TEXAS REBAR TRACT, ALONG AND NEAR A CHAIN LINK FENCE, A DISTANCE OF 290.60 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO DALLAS POWER AND LIGHT COMPANY, SEPTEMBER 6, 1962, BY DEED RECORDED IN VOLUME 5854, PAGE 441, OF SAID DEED RECORDS, AND BEING TRANSFERRED TO THE TEXAS UTILITIES ELECTRIC COMPANY, BEING 175 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACT OF TEXAS AND PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE SOUTH 88 DEGREES 24 MINUTES 49 SECONDS WEST, WITH THE SOUTH LINE OF SAID WEST TEXAS REBAR TRACT AND THE NORTH LINE OF SAID TEXAS UTILITIES ELECTRIC COMPANY TRACT, A DISTANCE OF 359.99 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF A TRACT CONVEYED TO THE COUNTY OF DALLAS, SEPTEMBER 19, 1991, BY DEED RECORDED IN VOLUME 91183, PAGE 1117, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 44 MINUTES 59 SECONDS WEST, WITH THE WEST LINE OF SAID WEST TEXAS REBAR TRACT AND THE EAST LINE OF SAID DALLAS COUNTY TRACT, A DISTANCE OF 147.30 FEET TO A 1/2" IRON ROD SET, SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID DALLAS COUNTY TRACT AS RECORDED IN VOLUME 91211, PAGE 3423 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 49 DEGREES 11 MINUTES 40 SECONDS EAST, WITH THE SOUTHEASTERLY LINE OF AFOREMENTIONED DALLAS COUNTY TRACT, A DISTANCE OF 259.55 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO COUNTY OF DALLAS AS RECORDED IN VOLUME 91211, PAGE 3423 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 42 MINUTES 25 SECONDS EAST, WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF SAID WEST TEXAS REBAR TRACT, ALONG AND NEAR A CHAIN LINK FENCE, A DISTANCE OF 138.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 95,287 SQUARE FEET OR 2.187 ACRES OF LAND.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WEST TEXAS REBAR PLACERS INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT MARCO HERNANDEZ, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WEST TEXAS REBAR PLACERS 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 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, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2018.

TAMMINGA FAMILY PARTNERSHIP, LTD.

By: West Texas Rebar Placers Inc.
Marco Hernandez

STATE OF TEXAS;
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR 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 IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR _____ COUNTY

GENERAL NOTES:

1. BASIS OF BEARING - BASED ON SOUTH LINE OF DEED AS RECORDED IN INSTRUMENT NO. 2014000245835 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. STRUCTURE IS SHOWN ON PLAT.
6. ELEVATIONS SHOW HEREON BASED FROM GEO SHACK GPS RTK NETWORK AS TIED WITH GPS RTK UNIT.
7. UNDERGROUND UTILITIES SHOWN WAS SCALED FROM DRAWINGS PROVIDED BY THE CITY OF DALLAS APPROXIMATE LOCATION.

LINE/TYPE TABLE

---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	GAS LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	DALLAS POWER & LIGHT EASEMENT LINE
---	STREET CENTERLINE

LEGEND

D.R.D.C.T.	- DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRF	- IRON ROD FOUND
INST. NO.	- INSTRUMENT NUMBER
VOL.	- VOLUME
PG.	- PAGE
C.M.	- CONTROLLING MONUMENT
W/O.C.	- WITH ORANGE CAP
B.P.	- BRADFORD PEAR TREE
T.W.	- TWIN TREE
RET.	- RETAINING WALL
R.O.W.	- RIGHT OF WAY

SURVEYOR'S STATEMENT

I, WILLIAM DAVIS FINNEY, 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.

PRELIMINARY
RELEASED 3/26/2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

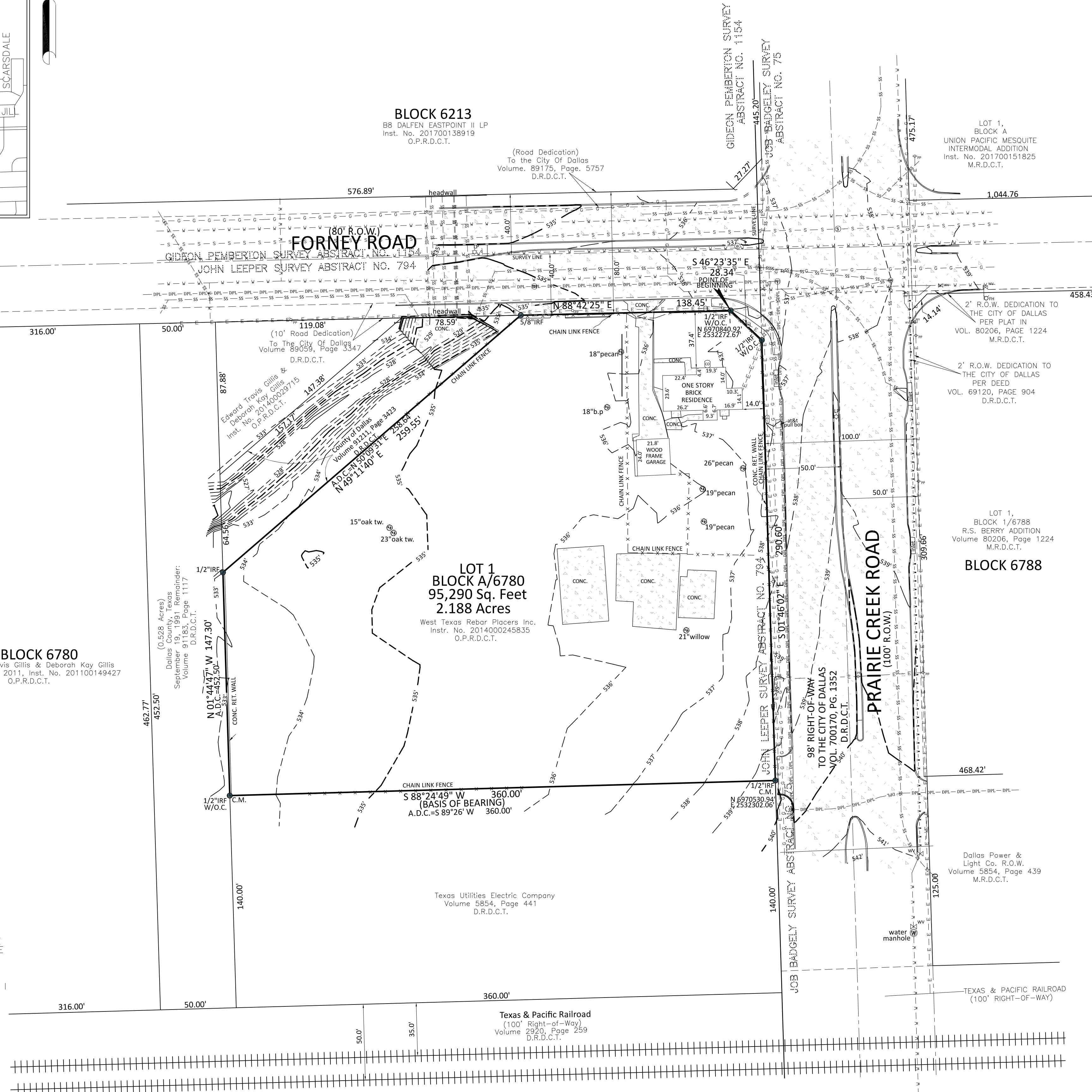
WILLIAM DAVIS FINNEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3941

STATE OF TEXAS;
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR 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 IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS



LEGEND

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	WATER MANHOLE	---	SIGN
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE	---	LIGHT POLE
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT	⊗	TELEPHONE MANHOLE	---	TYPICAL FENCE
⊗	POWER POLE	⊗	WATER VALVE	⊗	DALLAS POWER & LIGHT MANHOLE	---	CONCRETE
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	GAS MANHOLE	---	BOLLARD
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	VAULT	---	COVERED AREA
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	HANDICAP SPACE	---	A/C PAD

SURVEYOR:
DATA LAND SERVICES CORP.
FIRM NO. 10183900
P.O. BOX 2110
FORNEY, TEXAS 75126
972-564-6166 OFFICE
972-564-3079 FAX
EMAIL: dataandservices@yahoo.com

OWNER:
WEST TEXAS REBAR PLACERS INC.
10209 PLANO RD.
DALLAS, TEXAS 75238
CONTACT: MARCO HERNANDEZ
214-221-1333 OFFICE

S178-177
PRELIMINARY PLAT
WEST TEXAS REBAR PLACERS ADDITION
LOT 1, BLOCK A/6780
JOHN LEEPER SURVEY, ABSTRACT NO. 794
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S _____
ENGINEERING PLAN NO. _____
SHEET 1 OF 1