



PROGRESSIVE WASTE SOLUTIONS OF TX, INC.
INST. No. 20150001577
O.P.R.D.C.T.

* LEGEND *

CM.
IPTF
IRF
"M&P"
IRS
VOL. & PG.
M.R.D.C.T.
O.P.R.D.C.T.
ES'WT.
R.O.W.
(MEAS.)
INST. No.
Ac.
S.F.

CONTROLLING MONUMENT
IRON PIPE FOUND
IRON ROD FOUND
MANKIN & PEISER
IRON ROD SET
VOLUME & PAGE
MAP RECORDS, DALLAS
COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
EASEMENT
RIGHT-OF-WAY
(MEASURED)
INSTRUMENT NUMBER
ACRE
SQUARE FEET

NATHANAEI, MICHAEL KING
VOL. 92094, PG. 4135
D.R.D.C.T.

BLOCK 7223

AMERICA GOODSTEWART INTERNATIONAL, LLC
INST. No. 201100177863
O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DALLAS LITE AND BARRICADE, INC. and DALLAS DLB PROPERTY, LLC are the sole owners of two tracts of land situated in the THACKER V. GRIFFIN SURVEY, ABSTRACT No. 511, City of Dallas, Dallas County, Texas, and being all that certain tract of land conveyed to Dallas Lite and Barricade, Inc. by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201500207253 and Dallas DLB Property, LLC by Deed Without Warranty Deed recorded in Instrument Number 201700294187, both in the Official Public Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "SURVEY ASSOC" at the Northeast corner of said Dallas Lite and Barricade Tract lying in the West right-of-way line of North Westmoreland Road (a 100-foot wide right-of-way) at its intersection with the South right-of-way line of the Union Pacific Railroad (a 100-wide right-of-way at this point);

THENCE SOUTH, 549.10 feet along the East boundary line of said Dallas Lite and Barricade Tract with the said West right-of-way line of North Westmoreland Road to a 1/2-inch iron rod found at the most Easterly Southeast corner of said Dallas Lite and Barricade Tract, lying in the Northwest right-of-way line of A. T. & Santa Fe Railroad (a 100-foot wide right-of-way);

THENCE along the Southeast boundary line of said Dallas Lite and Barricade Tract with the said Northwest right-of-way line of A. T. & Santa Fe Railroad as follows:

S 55° 11' 00" W, 529.95 feet to a point at the Beginning of a Curve to the Left;

SOUTHWESTERLY, 112.80 feet along said Curve to the Left, having a radius of 1196.28 feet, a central angle of 05° 24' 09" and a chord bearing S 52° 28' 56" W, 112.80 feet to a point at the End of said Curve, being the most Southerly Southeast corner of aforesaid Dallas Lite and Barricade Tract;

THENCE N 89° 57' 30" W, 472.51 feet along the South boundary line of said Dallas Lite and Barricade Tract to a power pole at the Southwest corner thereof;

THENCE N 00° 11' 50" W, 796.22 feet along the West boundary line of said Dallas Lite and Barricade Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "SURVEY ASSOC" at the Northwest corner thereof, lying in the aforesaid South right-of-way line of Union Pacific Railroad and lying on a Curve to the Right;

THENCE NORTHEASTLY, 614.86 feet along the North boundary line of said Dallas Lite and Barricade Tract with the South right-of-way line of said Union Pacific Railroad and along said Curve to the Right, having a radius of 5654.65 feet, a central angle of 06° 13' 48" and a chord bearing N 80° 56' 42" E, 614.56 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve, being the most Westerly corner of aforesaid Dallas DLB Property Tract;

THENCE along the North boundary line of said Dallas DLB Property Tract as follows:

N 80° 36' 56" E, 123.27 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

N 88° 39' 00" E, 229.23 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Easterly corner of aforesaid Dallas DLB Property Tract, lying in the North boundary line of aforesaid Dallas Lite and Barricade Tract, being the South right-of-way line of aforesaid Union Pacific Railroad and lying on a Curve to the Right

THENCE NORTHEASTERLY, 42.34 feet along the North boundary line of said Dallas Lite and Barricade Tract with the said South right-of-way line of Union Pacific Railroad and with said Curve to the Right, having a radius of 5654.65 feet, a central angle of 00° 25' 44" and a chord bearing N 87° 51' 57" E, 42.34 feet to the PLACE OF BEGINNING, containing 17,804 acres (775,535 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS LITE AND BARRICADE, INC. and DALLAS DLB PROPERTY, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat, designating the herein described property as **2727 WESTMORELAND PROPERTY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway easement 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 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).

Notwithstanding the general easement language recited above, the detention area easements shown on this plat are hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2018

DALLAS LITE AND BARRICADE, INC.
DALLAS DLB PROPERTY, LLC

SHANE POWELL, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared SHANE POWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2018

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

I, RONALD W. COOMBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from record 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 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.



RONALD W. COOMBS
R.P.L.S. No. 5294

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, 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 expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018

PRELIMINARY PLAT

**2727 WESTMORELAND
PROPERTIES ADDITION
LOTS 1 AND 2, BLOCK A/7219**

BEING 17.804 ACRES OF LAND LOCATED IN THE
THACKER V. GRIFFIN SURVEY, ABSTRACT No. 511
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
ron.coombs@sbcglobal.net

ENGINEER:
DHR ENGINEERING, INC.
320 DECKER DRIVE
IRVING, TEXAS 75062
(972) 717-0100
drecht@dhr-eng.com

OWNER/DEVELOPER:
DALLAS LITE & BARRICADE, INC.
DALLAS DLB PROPERTY, LLC
1607 FORT WORTH AVENUE
DALLAS, TEXAS 75208
(817) 247-3477
shane@dlbinc.net

CITY PLAN FILE No. S 178-209
CITY ENGINEERS PLAN FILE No. _____

2 LOTS 17.804 Ac. MAY 14, 2018

* GENERAL NOTES *

- "LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL."
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NOT PROJECTION. COORDINATES SHOWN HEREON REFLECT BEARINGS SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LEGAL LOTS FOR CONSTRUCTION PURPOSES.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- ALL DETENTION AREA EASEMENT CORNERS AND ANGLE POINTS ARE MARKED WITH 1/2-INCH IRON RODS WITH ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294" UNLESS OTHERWISE NOTED.

CLS JOB No. 15-0125

