



BLOCK 248
Charles 400 LLC
Inst. No. 201700288742

City of Dallas V. 1379, P. 30
City of Dallas V. 1380, P. 13
City of Dallas V. 1304, P. 475

BLOCK 254
Charles 400 LLC
Inst. No. 201700288742

City of Dallas V. 1499, P. 506
City of Dallas V. 1701, P. 170
City of Dallas V. 1380, P. 17 Tract 1
City of Dallas V. 1380, P. 17 Tract 2
City of Dallas V. 1379, P. 34

PEARL ST. (Variable Width)

City of Dallas V. 72034, P. 12
City of Dallas V. 70217, P. 143
City of Dallas V. 1379, P. 33
City of Dallas Comm. Ct. No. 1 V. 21, P. 286
City of Dallas V. 1319, P. 270
City of Dallas V. 1370, P. 611

BLOCK 259

Bryan Street Land Holdings LLC
Inst. No. 201600106547
City of Dallas V. 76, P. 337
City of Dallas V. 1304, P. 478
City of Dallas V. 1378, P. 70

BLOCK 312

State of Texas V. 69239, P. 1729
City of Dallas V. 1379, P. 37
City of Dallas V. 1380, P. 16
City of Dallas V. 1379, P. 31
STANBERRY
City of Dallas V. 1378, P. 66
City of Dallas V. 1378, P. 35
City of Dallas V. 1377, P. 67

LIVE OAK ST. (70' WIDTH)
(50' width by City of Dallas Ord. Book 1-A, Pg. 131 - 8/15/1872)

North 44°28'13" East - 234.02'
North 44°20'14" East - 587.12'

BLOCK 249

Westdale 2020 Live Oak LP
Inst. No. 201400287985

City of Dallas V. 68007, P. 1281

OLIVE-HARWOOD CONNECTION

City of Dallas V. 640, P. 2071

J. GRIGSBY SURVEY Abstract #495

OLIVE ST. (Variable Width)
(40' Width by City of Dallas Ord. Book 1-A, Pg. 131 - 8/15/1872)

City of Dallas V. 814, P. 284
City of Dallas V. 811, P. 226
City of Dallas V. 1281

Block 255 Unplatted

Dallas Area Rapid Transit V. 94214, P. 6583

Block 260 Unplatted

Remnant City of Dallas V. 70217, P. 147
Remnant City of Dallas V. 70632, P. 2786
Remnant City of Dallas V. 70161, P. 1776
Remnant City of Dallas V. 1380, P. 177

Block 260 Unplatted

TEXAS UTILITIES ELECTRIC COMPANY
Non-Exclusive Public Utility Easement
V. 96219, P. 1286

Block 260 1/2

170,293,564 Sq. Ft. (3,909 Acres) - Lot 2 Total
8,476,9616 Sq. Ft. (0.195 Acres) - Less Ded.
161,816,602 Sq. Ft. (3,715 Acres) - Lot 2 Net Area

Block 260 1/2

City of Dallas V. 3340, P. 127
City of Dallas V. 3380, P. 161
City of Dallas V. 3361, P. 421
City of Dallas V. 3343, P. 397
City of Dallas V. 3311, P. 327, Tr. A
City of Dallas V. 3339, P. 624
City of Dallas V. 3345, P. 221
City of Dallas V. 3344, P. 237

Block 260 Unplatted

166,201,350 Sq. Ft. (3,816 Acres) - Lot 1A Total
3724,109 Sq. Ft. (0.086 Acres) - Less Ded.
162,477,241 Sq. Ft. (3,730 Acres) - Lot 1A Net Area

Block 260 1/2

City of Dallas V. 3375, P. 296
City of Dallas V. 3375, P. 296
City of Dallas V. 3054, P. 500
City of Dallas V. 2643, P. 23 Tract No. 1
Remainder of Nora St. V. 2, P. 138
City of Dallas V. 3431, P. 241 Tract No. 1
City of Dallas V. 3431, P. 241 Tract No. 2
City of Dallas V. 3431, P. 241 Tract No. 3
City of Dallas V. 3431, P. 241 Tract No. 4
City of Dallas V. 3431, P. 241 Tract No. 5

Block 260 1/2

City of Dallas V. 75129, P. 1149
City of Dallas V. 3431, P. 241 Tract No. 1
City of Dallas V. 3431, P. 241 Tract No. 1
City of Dallas V. 3431, P. 241 Tract No. 2
City of Dallas V. 3431, P. 241 Tract No. 3
City of Dallas V. 3431, P. 241 Tract No. 4
City of Dallas V. 3431, P. 241 Tract No. 5

Block 260 1/2

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Remainder of Nora St. V. 2, P. 138
City of Dallas V. 3431, P. 241 Tract No. 1
City of Dallas V. 3431, P. 241 Tract No. 2
City of Dallas V. 3431, P. 241 Tract No. 3
City of Dallas V. 3431, P. 241 Tract No. 4
City of Dallas V. 3431, P. 241 Tract No. 5

Block 274

John Charles Cain
Inst. No. 201000172916

City of Dallas V. 1174, P. 377

Block 274 1/2

Alice Rollins Olson V. 95183, P. 4183 Tract 8 (Rigney Tract) Parcel A

City of Dallas V. 1174, P. 377

Block 260 1/2

City of Dallas V. 3340, P. 127
City of Dallas V. 3380, P. 161
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City of Dallas V. 3343, P. 397
City of Dallas V. 3311, P. 327, Tr. A
City of Dallas V. 3339, P. 624
City of Dallas V. 3345, P. 221
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GENERAL NOTES:

- Lot-to-lot drainage is not permitted without Engineering Section approval.
- BASIS OF BEARING: Bearings are based upon Texas State Plane Coordinate System, Texas, North Central Zone 4202, North American Datum 1983 (NAD83) 1993 adjustment, using Geoid03 Model with a grid to surface adjustment factor of 1.000136506. Bearings shown herein are grid values. Distances shown herein are surface values.
- Monuments delineated as Controlling Monuments (CM) hereon were held to control the exterior boundary of the platted tract.

Block 274 1/2

David Cordell Rollins Probate 73-2901-cp

City of Dallas V. 1174, P. 377

Block 274 1/2

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City of Dallas V. 1174, P. 377

Block 274 1/2

City of Dallas V. 1174, P. 377

To Be Dedicated for Public Purposes

LEGEND

- PK NAIL W/SHINER
- IRON ROD (Size As Noted)
- IRON ROD W/RCAP
- IRON PIPE W/YCAP
- IRON PIPE (Size As Noted)
- MAG NAIL W/REF. WASHER
- BENCHMARK
- CUT "X" IN CONCRETE
- 60-D NAIL W/C.L. WASHER
- MON SET W/ ADDN NAME
- C. M. CONTROLLING MONUMENT
- CENTERLINE MARK

DISTANCE DESIGNATION TABLE

140.05'p	Platted Distance
139.95'c	Calculated Distance
(139.97')m	Measured Distance
[140.02']d	Deed Distance

LINE TYPE DEFINITIONS

- SURVEY BASELINE= CENTERLINE
- ADDITION BOUNDARY
- SUBDIVISION BOUNDARY
- REFERENCE LINE
- LOT BOUNDARY
- PROPERTY BOUNDARY

PRELIMINARY PLAT
CARPENTERS PARK ADDITION
AN INDUSTRIAL SUBDIVISION
A REPLAT OF INDUSTRIAL DEVELOPMENT
COMPANY'S SUBDIVISION PART OF BLOCK 260 1/2
LOT 1A & 2, BLOCK 260 1/2

A PLAT OF 8.652 ACRES OF LAND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. AUGUST 2018 **S178-297**

OWNER: CITY OF DALLAS SURVEYOR: CITY OF DALLAS
1500 MARILLA STREET DALLAS, TEXAS 75201-6390
PUBLIC WORKS 320 E. JEFFERSON RM. 318 DALLAS, TEXAS 75203