

STATE OF TEXAS  
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS the City of Dallas is the owner of a 376,876.530 square foot (8.652 acre) tract of land situated in the John Grigsby League and Labor Survey, Abstract No. 495, Dallas Co., Texas, and being either all or a portion of the property acquired by the City of Dallas by deeds dated and recorded in the following:

- 1.) Volume 1588, Page 177, dated Sept. 23, 1929; 2.) Volume 3311, Page 327, dated May 04, 1950; 3.) Volume 3339, Page 624, dated May 23, 1950; 4.) Volume 3340, Page 127, dated June 21, 1950; 5.) Volume 3343, Page 397, dated June 15, 1950 ; 6.) Volume 3361, Page 421, dated June 08, 1950; 7.) Volume 3375, Page 296, dated August 11, 1950; 8.) Volume 3390, Page 161, dated August 08, 1950; 9.) Volume 3431, Page 241, dated December 28, 1950;10.) Volume 3645, Page 221, dated March 24, 1950; 11.) Volume 70217, Page 147, dated October 30, 1970;12.) Volume 71019, Page 1776, dated January 28, 1971; 13.) Volume 75129, Page 1149, dated April 10, 1975; 14.) Volume 77219, Page 1203, dated October 21, 1977; 15.) Volume 77219, Page 1210, dated October 25, 1977; 16.) Volume 77219, Page 1213, dated October 27, 1977; 17.) Volume 78025, Page 443, dated January 17, 1978; 18.) Volume 78038, Page 2056, dated April 10, 1975; 19.) Volume 79052, Page 2786, dated January 17, 1979; 20.) Volume 79126, Page 2359, dated June 26, 1979

and also all of a tract of land described in a warranty deed to DART as recorded in Volume 94214, Page 6583, dated October 24, 1994 and also being all of Blocks 255 and 260 (unplatted) of the City of Dallas (official city Block numbers) and all of Block 260 1/2 of the Industrial Development Companys Subdivision as recorded in Volume 2, Page 138 of the Map Records of Dallas County, Texas and a portion of the Burford, Stemmons & Williams Subdivision (Unrecorded) as shown on the Murphy and Bolanz official maps of Dallas on file in the Dallas Public Library being more particularly described as follows:

BEGINNING at a Magnetic Nail with washer stamped "CARP. PARK ADDN." (hereinafter referred to as "Mag nail with washer" set at the intersection of the southeast line of Live Oak St. (70' Width) and the northeast line of Olive St. (60' Width), said corner being the most easterly corner of said DART tract:

THENCE North 44°28'13" East, along the southeast line of said Live Oak St. and also being the northwest line of said DART tract, a distance of 234.02' feet to a Mag nail with washer set at an angle point in said right of way line:

THENCE North 44°20'14" East, continuing along the southeast line of said Live Oak St., passing at a distance of 100.56' feet, a Mag nail with washer set at the intersection with the southwest line of Pearl St. (Variable' Width), said point also being the most northerly corner of said DART tract and continuing and passing at a distance of 238.28' feet, a Mag nail with washer set at the northerly intersection of a corner cutoff of the northeast line of said Pearl St. with said southeast line of Live Oak St. and continuing for a total distance of 587.12" feet to an iron rod with 3.5" aluminum cap stamped "CARPENTER PARK ADDITION" (hereinafter referred to as "with cap" set at the intersection with the southwest line of US Interstate 345, said iron rod with aluminum cap also being at the most northerly corner of a tract of land described in a Warranty Deed to the City of Dallas dated April 10, 1975 and recorded in Volume 75129, Page 1149, Tract No. 1, DRDCT and the most westerly corner of a tract of land described in a Warranty Deed to the State of Texas dated July 06, 1970 and recorded in Volume 70140, Page 1638, DRDCT;

THENCE southeasterly along the southwest line of said US Interstate 345 the following six (6) courses:

1. South 15°10'35" East, a distance of 139.25' feet to a, iron rod with cap set at an angle point.  
2. South 19°30'30" East, a distance of 73.51' feet to an iron rod with cap set at an angle point.  
3. South 44°20'14" East, a distance of 159.41' feet to an iron rod with cap set at an angle point.  
4. South 38°07'47" East, a distance of 79.81' feet to an iron rod with cap set at an angle point.  
5. South 13°43'47" East, a distance of 19.90' feet to an iron rod with cap set at an angle point.  
6. South 35°25'27" East, a distance of 73.66' feet to an iron rod with cap set in the west line of a tract of land described in a Warranty Deed to the City of Dallas dated December 28, 1950, recorded in Volume 3431, Page 241, Tract No. 3, DRDCT, said iron rod also being at the most southerly corner of a tract of land described in a Warranty Deed to the State of Texas dated September 05, 1968 and recorded in Volume 68189, Page 2074, Part 1, DRDCT and also being the most northerly east corner of a tract of land described in a Warranty Deed to the City of Dallas dated April 10, 1975, and recorded in Volume 75129, Page 1149, Tract No. 2, DRDCT;

THENCE South 3°57'37" East, along the common line of the two previously said City of Dallas tracts, a distance of 107.86' feet to a Mag nail set in the northwest line of Swiss Ave. (60' Width);

THENCE South 44°06'44" West, along the said northwest line of Swiss Ave., passing at a distance of 45.00' feet, an iron rod with aluminum cap set at the new right-of-way line of Cesar Chavez as widened by this plat and continuing for a total distance of 78.73' feet to an iron rod with aluminum cap set at the intersection of said northwest line of Swiss Ave. with the northwest line of Pacific Ave. (80' Width), said iron rod also being on a curve to the right with a radius of 11419.20' feet;

THENCE along the northwest right-of-way line of said Pacific Ave., with said curve to the right, through a central angle of 2°45'36" and having a chord bearing of South 31°30'30" West a distance of 82.55' feet and an arc length of 550.07' feet to a Mag nail with washer set with the intersection of the northeast line of Olive St. (50' Width);

THENCE North 45°31'46" West, departing the northwest line of Pacific Ave. and with the northeast line of said Olive St., a distance of 169.67' feet to a Mag nail with washer set at the beginning of a non-tangent curve to the left having a radius of 170.36' feet;

THENCE continuing along the northeast line of said Olive St. with said curve to the left, through a central angle of 28°02'32" and having a chord bearing of North 31°30'30" West a distance of 82.55' feet and an arc length of 83.38' feet to a Mag nail with washer set at the end of said curve;

THENCE North 45°31'46" West, continuing along the northeast line of said Olive St., a distance of 115.00' feet to the POINT OF BEGINNING and containing 376,876.530 square feet (8.652 acres) of which 40,381.616 square feet (0.927 acres) are in the currently used roadway and 12,201.071 square feet (0.280 acres) will be dedicated to the public for street and public use .

SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland , 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 the\_\_\_\_day of \_\_\_\_\_, 2018

Dwayne H. Copeland, \_\_\_\_\_  
Registered Professional Land Surveyor #5470

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said state, on this day personally appeared Dwayne H. Copeland, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same in the capacity herein stated, and for the purposes and consideration there in expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, \_\_\_\_\_  
this the\_\_\_\_day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My commision Expires:\_\_\_\_\_, 20\_\_.

MUNICIPAL DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Rick Galceran P.E., does hereby adopt this plat, designating the herein above described property as CARPENTER PARK ADDITION , an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, to the public use forever the streets and alleys shown thereon. The easements shown there on 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 dedicated 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.

WITNESS, my hand at Dallas, Texas, this the\_\_\_\_day of\_\_\_\_\_, 2018.

\_\_\_\_\_  
Rick Galceran, P.E.  
Director of Public Works & Transportation

\_\_\_\_\_  
Cleo Grounds  
Dallas Area Rapid Transit

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said state, on this day personally appeared Ricardo Galceran, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same in the capacity herein stated, and for the purposes and consideration there in expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, \_\_\_\_\_  
this the\_\_\_\_day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My commision Expires:\_\_\_\_\_, 20\_\_.













STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said state, on this day personally appeared Cleo Grounds, for Dallas Area Rapid Transit, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same in the capacity herein stated, and for the purposes and consideration there in expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, \_\_\_\_\_  
this the\_\_\_\_day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My commision Expires:\_\_\_\_\_, 20\_\_.

 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  
CARPENTER PARK ADDITION  
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       320 E. JEFFERSON RM. 318  
DALLAS, TEXAS 75201-6390   DALLAS, TEXAS 75203