

**OWNER'S CERTIFICATE:**

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

WHEREAS WILLIE E. BOLTON AND RICHARD T. BOLTON ARE THE OWNERS OF A 1.864 ACRE TRACT OF LAND LOCATED IN THE THOMAS C. WILLIAMS SURVEY, ABSTRACT NO. 1573, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIE E. BOLTON AND RICHARD T. BOLTON, BY WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 93145, PG. 1123, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH "CBG SURVEYING" YELLOW PLASTIC CAP (HEREINAFTER REFERRED TO AS 1/2 INCH IRON ROD FOUND WITH YELLOW CAP) FOR THE SOUTHEAST CORNER OF SAID BOLTON TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK B/8380, DUTTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200403158267, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; SAME BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO LACY MATHIS, LTD., BY DEED RECORDED IN INSTRUMENT NUMBER 20070396621, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEG. 58 MIN. 58 SEC. WEST, ALONG THE COMMON LINE OF SAID BOLTON TRACT AND SAID LOT 1, PASSING THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SCHLACHTER REALTY, LTD., BY DEED RECORDED IN VOLUME 2000183, PAGE 35, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND CONTINUING ALONG THE COMMON LINE OF SAID BOLTON TRACT AND SAID SCHLACHTER TRACT, A TOTAL DISTANCE OF 320.81 FEET TO A 3 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID BOLTON TRACT, SAME BEING THE NORTHWEST CORNER OF SAID SCHLACHTER TRACT, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF SHERMAN AVENUE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00 DEG. 55 MIN. 22 SEC. EAST, ALONG THE COMMON LINE OF SAID BOLTON TRACT AND SAID SHERMAN AVENUE, A DISTANCE OF 251.45 FEET TO A FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID BOLTON TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CIRCLE G, BY DEED RECORDED IN VOLUME 89212, PAGE 4863, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEG. 21 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF SAID BOLTON TRACT AND SAID CIRCLE G TRACT, A DISTANCE OF 320.89 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR THE NORTHEAST CORNER OF SAID BOLTON TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CIRCLE G TRACT, SAME BEING IN THE WEST LINE OF AFORESAID MATHIS TRACT;

THENCE SOUTH 00 DEG. 55 MIN. 22 SEC. WEST, ALONG THE COMMON LINE OF SAID BOLTON TRACT AND SAID MATHIS TRACT, A DISTANCE OF 254.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 81,217 SQUARE FEET OR 1.864 ACRE OF COMPUTED LAND, MORE OR LESS.

**OWNER'S DEDICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIE E. BOLTON AND RICHARD T. BOLTON, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SHERMAN WAREHOUSE EQUIPMENT ADDITION** 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 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 \_\_\_\_\_ 2020. WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY: WILLIE E. BOLTON  
 RICHARD T. BOLTON

STATE OF TEXAS: COUNTY OF \_\_\_\_\_  
 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 WILLIE E. BOLTON, KNOWN TO ME TO BE THE PERSON OR PERSONS 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 \_\_\_\_\_ 2020.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD T. BOLTON, KNOWN TO ME TO BE THE PERSON OR PERSONS 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 \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY  
 NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY

**SURVEYOR'S STATEMENT**

I, TIMOTHY R. MANKIN, 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 ENGINEERS AND LAND SURVEYORS, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 12/10/2020**

TIMOTHY R. MANKIN DATE  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS: COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS 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 \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

LINETYPE TABLE	
—	BOUNDARY LINE
- - -	ADJOINER LINE
— 500' —	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
— GAS —	GAS LINE
- - -	EASEMENT LINE
— W —	STREET CENTERLINE

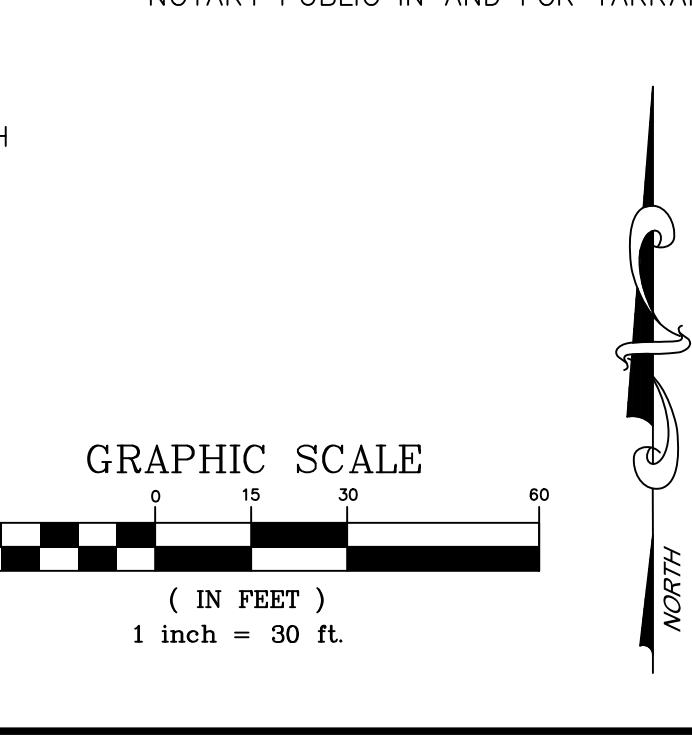
LEGEND			
⊗	GAS METER	⊗	FIRE HYDRANT
⊗	IRR. CONTROL VALVE	⊗	WATER METER
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT
⊗	POWER POLE	⊗	WATER VALVE
⊗	DOWN GUY	⊗	TRANSFORMER PAD
⊗	S.S. MANHOLE	⊗	ELECTRIC METER
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE
⊗	WATER MANHOLE	⊗	TRAFFIC SIGNAL POLE
⊗	TELEPHONE MANHOLE	⊗	SWB MANHOLE
⊗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

**GENERAL NOTES:**

1. BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF ONE EXISTING TRACT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. NO 6 INCH DIAMETER OR LARGER PROTECTED TREES ON SITE.

**LEGEND**

IRF - IRON ROD FOUND  
 IPF - IRON PIPE FOUND  
 YCIRF - IRON ROD FOUND WITH "CBG SURVEYING" YELLOW PLASTIC CAP  
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. - INSTRUMENT NUMBER  
 VOL. - VOLUME  
 PG. - PAGE



ENGINEER:  
 HOUSHANG JAHVANI, P.E.  
 JAHVANI CONSULTING ENGINEERS, INC.  
 2121 N. JOSEY LANE, SUITE 200  
 CARROLLTON, TX 75006  
 TEL. 214-718-9469  
 E-MAIL: JAHVANI@HOTMAIL.COM

OWNER:  
 TODD BOLTON  
 2203 JOE FIELD ROAD  
 DALLAS, TEXAS 75229  
 TEL. 972-241-9177  
 FAX. 972-241-8565

**PRELIMINARY PLAT  
 SHERMAN WAREHOUSE EQUIPMENT ADDITION  
 LOT 1, BLOCK A/8380**

THOMAS C. WILLIAMS SURVEY, ABSTRACT NO. 1573  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-548  
 ENGINEERING PLAN NO. \_\_\_\_\_

JOB NO.: 20-1005		1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE: 12/09/2020				
FIELD DATE: 12/03/2020	www.peisersurveying.com			
SCALE: 1" = 30'	TOWN: DALLAS OWNER: TODD BOLTON 2203 JOE FIELD ROAD DALLAS, TEXAS 75229 TEL. 972-241-9177 FAX. 972-241-8565			
FIELD: A.R.M.	CHECKED: T.R.M.			
DRAWN: J.B.W.	FIRM No. 100999-00			
CHECKED: T.R.M.	Member Since 1977			