NOTES:

1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. PROPERTY HAS DIRECT PHYSICAL ACCESS TO NAGLE STREET AND OVERLAKE DRIVE.
3. (CM) INDICATES CONTROLLING MONUMENT.
4. REFERENCE MARKERS FOR THIS PROJECT ARE CITY OF DALLAS WATER DEPARTMENT SURVEY MARKER 358 AND FEMA MARKER 582.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, COMMUNITY - PANEL NO. 48113 0310 J, DATED AUGUST 23, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
6. ZONING: INDUSTRIAL RESEARCH (IR)
   FRONT - 15'   SIDE/REAR - NO MINIMUM (OR 30' WHEN ADJACENT TO RESIDENTIAL)
7. ALL BUILDINGS ON THE PROPERTY ARE TO BE DEMOLISHED.
8. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE ONE LOT AND ONE BLOCK SUBDIVISION.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TXIS DFW HOLDINGS, LLC, BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PRESUBMISSION PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, TEXAS IRON AND STEEL SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

TXIS DFW HOLDINGS, LLC DOES HEREBY BIND THEMSELVES, SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, 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 ANY OF THESE EASEMENTS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PART OF ITS PERSPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS OUR HAND THIS

_______ DAY OF __________, 2019.

____

NAME:____________________________

TITLE:____________________________

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF _______________:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _________,2019, BY ______________________________,ON BEHALF OF TXIS DFW HOLDINGS LLC.
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _______ DAY OF ____________, 2019.

____

NOTARY PUBLIC IN AND FOR ____________ COUNTY, TEXAS

OWNER'S CERTIFICATE:

WHEREAS, TXIS DFW HOLDINGS, LLC, IS THE SOLE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 2.310 ACRES (100,639 SQUARE FEET) OF LAND IN THE ABSALOM SMITH SURVEY, ABSTRACT NO. 1347, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF TRACTS 7 & 8, BLOCK 5777, MOSER INDUSTRIAL TRACTS ADDITION, A SUBDIVISION OF RECORD IN VOLUME 11, PAGE 483, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, (MRDCT) AND BEING THE SAME 2.3054 ACRE TRACT CONVEYED FROM COMMERCE STEEL, INC. TO TXIS DFW HOLDINGS, LLC, BY A SPECIAL WARRANTY DEED OF RECORD IN CLERK'S FILE NO. 201800097547, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (OPRDCT), SAID 2.310 ACRES (100,639 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2009, TO WIT:

BEGINNING AT A 5/8" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE NORTHEAST CORNER OF A TRACT WHICH WITH WAS CALLED 4.7257 ACRES AND CONVEYED FROM 2929 STOREY LANE, LTD. TO DPC INDUSTRIES, INC., BY AN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 201900015992, OPRDCT, LYING IN THE WEST RIGHT-OF-WAY (R-O-W) LINE OF OVERLAKE DRIVE (50 FOOT R-O-W, VOLUME 11, PAGE 483, MRDCT)

THENCE DEPARTING OVERLAKE DRIVE, S80°02'45"W, 459.88 FEET ALONG THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND SAID 4.7257 ACRE TRACT TO A 5/8" IRON ROD SET FOR SOUTHWEST CORNER AND BEGINNING OF A CURVE, LYING IN THE EAST R-O-W LINE OF THE MISSOURI, KANSAS, & TEXAS RAILROAD (BY USE AND OCCUPATION, NO DEED OF RECORD FOUND);

THENCE 286.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT IN THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND SAID RAILROAD TRACT, (DELTA= 30°58'05", RADIUS= 530.55 FEET, CHORD= N03°57'08"E, 283.28 FEET), TO A 5/8" IRON ROD SET AT THE END OF CURVE FOR ANGLE POINT;

THENCE N10°05'29"W, 46.02 FEET CONTINUING ALONG SAID COMMON LINE TO AN 'X' CUT IN CONCRETE SET FOR NORTHWEST CORNER, LYING IN THE SOUTH R-O-W LINE OF NAGLE STREET (50 FOOT R-O-W, VOLUME 11, PAGE 483, MRDCT);

THENCE N80°11'10"E, 207.83 FEET ALONG THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND NAGLE STREET TO A POINT FOR NORTHEAST CORNER, BEING THE NORTHWEST CORNER OF A TRACT WHICH WAS CALLED 0.600 ACRE AND CONVEYED FROM FORWARD IN FAITH MINISTRIES, INC. TO EQUAL HEART, BY AN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 201800060312, OPRDCT, FROM WHICH A 1/2" IRON ROD FOUND BEARS: N80°11'10"E, 0.58 FEET;

THENCE DEPARTING NAGLE STREET, S09°50'50"E, 44.38 FEET ALONG THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND SAID 0.600 ACRE TRACT TO A POINT FOR MOST EASTERLY NORTHEAST CORNER;

THENCE S80°13'03"W, 0.62 FEET CROSSING SAID 2.3054 ACRE TRACT TO A POINT FOR INTERIOR CORNER;

THENCE S09°46'57"E, 98.02 FEET CROSSING SAID 2.3054 ACRE TRACT TO A POINT FOR INTERIOR CORNER;

THENCE N80°13'03"E, 0.73 FEET CROSSING SAID 2.3054 ACRE TRACT TO A POINT FOR MOST EASTERLY SOUTHEAST CORNER, LYING IN THE WEST LINE OF A TRACT WHICH WAS CALLED 0.101 ACRE AND CONVEYED FROM FORWARD IN FAITH MINISTRIES, INC. TO EQUAL HEART, BY AN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 201800060312, OPRDCT;

THENCE S09°50'50"E, 23.42 FEET ALONG THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND SAID 0.101 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR INTERIOR CORNER;

THENCE N80°12'13"E, 184.02 FEET ALONG THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND SAID 0.101 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR MOST EASTERLY NORTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 0.101 ACRE TRACT, LYING IN THE WEST R-O-W LINE OF OVERLAKE DRIVE;

THENCE S10°05'27"E, 154.16 FEET ALONG THE COMMON LINE OF SAID 2.3054 ACRE TRACT AND OVERLAKE DRIVE TO THE PLACE OF BEGINNING, CONTAINING 2.310 ACRES OF LAND, MORE OR LESS.

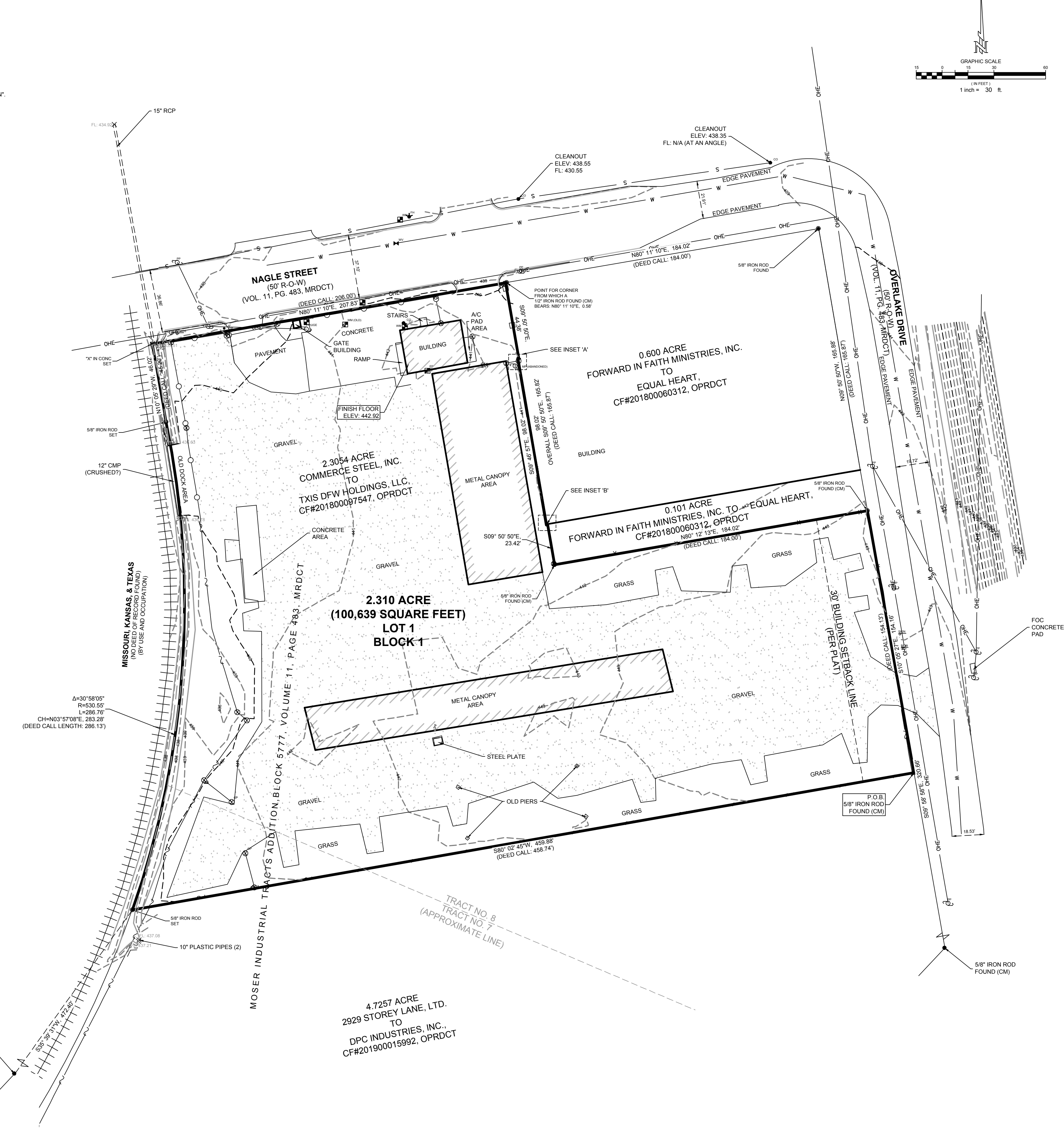
SURVEYOR'S CERTIFICATE:

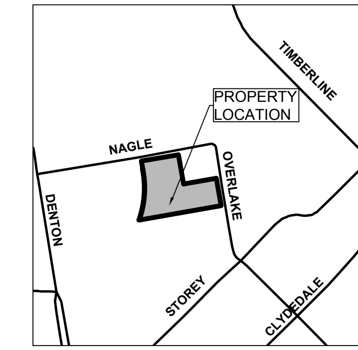
I HEREBY CERTIFY THIS PRELIMINARY PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, VTCS).

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

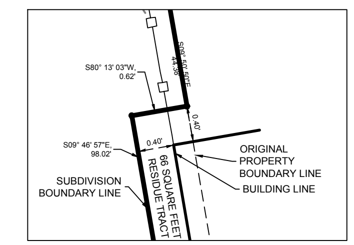
TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

OCTOBER 15, 2019
DATE

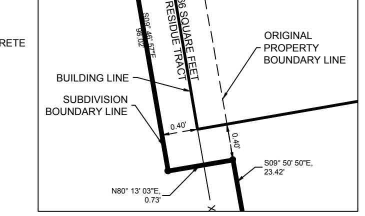




VICINITY MAP
SCALE 1" = 500'



INSET 'A'
SCALE 1" = 1'



INSET 'B'
SCALE 1" = 1'

LEGEND

- POWER POLE
- POWER POLE (UGE)
- POWER POLE W/ TRANSFORMER
- POWER POLE W/ METER
- ELECTRIC PANEL
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- ATMOS SIGN
- 6" PIPE BOLLARD (USO)
- CLEANOUT
- FENCE POST
- GATE POST

P.O.B.	POINT OF BEGINNING
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R-O-W	RIGHT OF WAY
ELEV	ELEVATION
FL	FLOWLINE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
PV	PAVEMENT
UGE	UNDER GROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
S	SEWER
W	WATER
USO	UNLESS SHOWN OTHERWISE
FOC	FIBER OPTIC CABLE

- BOUNDARY LINE
- CHAIN LINK FENCE
- METAL FENCE

ADDRESSES:

ENGINEER:
NATHAN SPRAGGINS, P.E.
1201 NW LOOP 281, SUITE 100
LONGVIEW, TEXAS, 75604

SURVEYOR:
TROY MAXWELL, R.P.L.S.
1201 NW LOOP 281, SUITE 100
LONGVIEW, TEXAS, 75604

APPLICANT/OWNER:
TEXAS IRON AND STEEL DFW
2850 NAGLE STREET
DALLAS, TEXAS, 75220

PRELIMINARY PLAT

TEXAS IRON AND STEEL,

2.310 ACRES (100,639 SQUARE FEET)
1 LOT AND 1 BLOCK

BEING A REPLAT OF A PORTION OF TRACT NO. 7 & 8,
MOSER INDUSTRIAL TRACTS ADDITION, BLOCK 5777
VOLUME 11, PAGE 483, MRDCT
&
BEING ALL OF 2.3054 ACRE
COMMERCE STEEL, INC.
TO
TXIS DFW HOLDINGS, LLC,
CLERK'S FILE NO. 201800097547, OPRDCT,

ABSALOM SMITH SURVEY, A-1347
CITY OF DALLAS, COUNTY OF DALLAS, TEXAS

CITY PLAN FILE NO. S190-081
ENGINEERING NO. _______________

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4691

OCT. 31, 2019	BOOK XXX, PG XXX	DRAWN BY: MOL	JOB #4513-001

Filename: F:\Transportation\@GMT-2019.12.27-18.00.09\4513 TISO\4513-001 New Whse-Office Dallas Plant\CAD\SURVEY\DRAWINGS\4513-001 DALLAS PLANT PRESUBMISSION PLAT.dwg Plotted: 1/23/2020 8:30:38 AM Plot Device: DWG To PDF-2009.pc3 Page Setup: ---- Plotted by: Mark Layne