

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Being a 1.0426 acre tract of land situated within the William Trimble Survey, Abstract No. 1484, City of Dallas, Dallas County, Texas, a portion of the remainder of a called 22-1324/10000 acre tract of land as described in the deed to the City of Dallas recorded in Volume 280, Page 40 of the Deed Records of Dallas County, Texas, and a portion of a called 0.192 acre tract of land as described in the deed to the City of Dallas recorded in Volume 1637, Page 616 of said Deed Records. Said 1.0426 acre tract of land surveyed on the ground in 2021 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 (the basis of bearings is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone) being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the east right of way line of Lemmon Avenue, a variable width right of way, as dedicated on the plat titled Dallas Love Field Industrial Subdivision recorded under Document No. 201500293681 of the Official Public Records of Dallas County, Texas with the southeast right of way line of Northwest Highway (S.H. No. 12), a 100-foot right of way, as described in the deed to Dallas County recorded in Volume 1414, Page 122 of said Deed Records;

THENCE NORTH 71 degrees 21 minutes 01 second EAST, 83.78 feet with the southeast right of way line of said Northwest Highway to a brass cap elevation marker found at the northwest corner of Lot 5, City Block A/5089 of Northway Addition recorded in Volume 88231, Page 2676 of said Deed Records;

THENCE SOUTH 18 degrees 38 minutes 59 seconds EAST, 209.00 feet with the west line of said Lot 5 common with the east line of said 22-1324/10000 acre tract of land and the east line of said 0.192 acre tract of land to an "X" found at the southwest corner of said Lot 5 and common with a re-entrant corner of said 22-1324/10000 acre tract of land;

THENCE SOUTH 84 degrees 51 minutes 47 seconds EAST, 173.76 feet with the south line of said Lot 5 and common with the north line of said 22-1324/10000 acre tract of land to a mag nail with washer stamped "1519 SURVEYING" set at the south common corner of said Lot 5 and a 0.676 acre tract of land as described in the deed to Admiral Flag, Inc. recorded in Volume 91056, Page 4426 of said Deed Records;

THENCE SOUTH 18 degrees 41 minutes 31 seconds EAST, 108.87 feet through the interior of said 22-1324/10000 acre tract of land to a found 5/8-inch capped iron rod stamped "SCI";

THENCE SOUTH 76 degrees 47 minutes 30 seconds WEST, 163.51 feet through the interior of said called 22-1324/10000 acre tract of land to a MAG nail found on the east right of way line of said Lemmon Avenue and being the beginning of a non-tangent curve;

THENCE the following five (5) calls coincident with the east right of way line of said Lemmon Avenue:

- 1. northerly with said non-tangent curve, concave to the northeast, having a radius of 553.50 feet and a chord bearing and distance of NORTH 42 degrees 13 minutes 09 seconds WEST, 49.47 feet, an arc length of 49.49 feet to a found 1/2-inch capped iron rod stamped "DAL-TECH";
2. SOUTH 50 degrees 20 minutes 32 seconds WEST, 5.50 feet to a 1/2-inch capped iron rod stamped "DAL-TECH" found at the beginning of a non-tangent curve;
3. northerly with said non-tangent curve, concave to the northeast, having a radius of 559.00 feet and a chord bearing and distance of NORTH 35 degrees 31 minutes 03 seconds WEST, 80.72 feet, an arc length of 80.79 feet to a found 1/2-inch capped iron rod stamped "SCI";
4. NORTH 31 degrees 22 minutes 37 seconds WEST, 233.04 feet to a found 1/2-inch capped iron rod stamped "SCI";
5. NORTH 19 degrees 59 minutes 12 seconds EAST, 31.38 feet to the POINT OF BEGINNING, containing 1.0426 acres (45,414± square feet).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF DALLAS, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as NORTHWAY 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 hereon 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of ___, 2021.

By: CITY OF DALLAS

By: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____ 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 purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert A. Hansen, 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 ___, 2021.

RELEASED FOR REVIEW PURPOSES ONLY. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Robert A. Hansen
Texas Registered Professional Land Surveyor No. 6439

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Robert A. Hansen, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

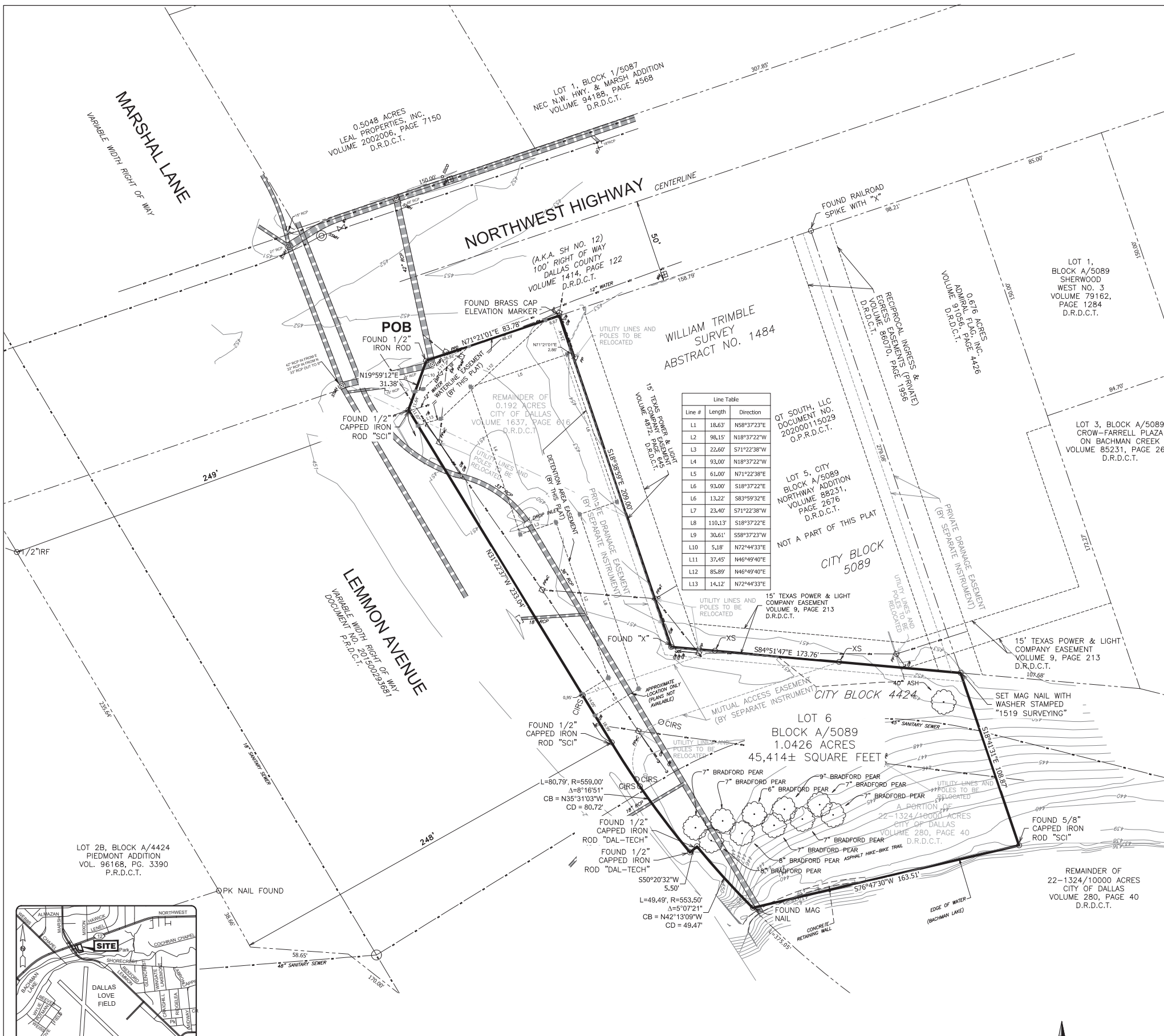
LOT 6, BLOCK A/5089, NORTHWAY ADDITION
A PORTION OF THE REMAINDER OF A CALLED 22-1324/10000 ACRE TRACT OF LAND
AND A PORTION OF A CALLED 0.192 ACRE TRACT OF LAND BEING 1.0426 ACRES SITUATED WITHIN THE WILLIAM TRIMBLE SURVEY, ABSTRACT NUMBER 1484 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-625
ENGINEERING NO. 3111-



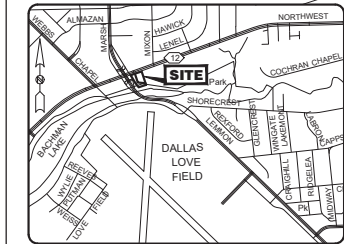
CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX, 76710
254.776.1519
DALLAS / FT. WORTH
1200 West Magnolia Avenue, Suite 300
Fort Worth, TX, 76104
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

DRAWN BY: RAH



Line Table with columns: Line #, Length, Direction. Contains 13 lines of survey data.

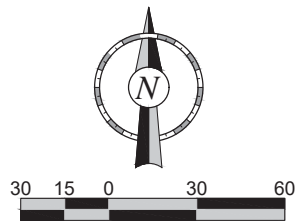


SHEET NUMBER:
1 OF 1

PREPARED BY:
1519 Surveying, LLC
Robert A. Hansen, RPLS
robert.hansen@1519llc.com
1200 West Magnolia Avenue, Suite 300
Fort Worth, TX, 76104
214.484.8586 Ext. 7212

OWNER:
CITY OF DALLAS

- NOTES:
1. BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. NO FLOOD ZONE DETERMINATION WAS MADE AS PART OF THIS SURVEY.
4. UTILITIES ARE PER OBSERVED EVIDENCE.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. ALL GRAYED OUT IMPROVEMENTS ON SITE ARE TO BE REMOVED.
7. THE PURPOSE OF THIS PLAT IS TO PLAT A PORTION OF THE CITY PARK PROPERTY.



SURVEY LEGEND
Property R/W Line
Property R/W Lot Line

CONTROL LEGEND
Property Corner (As Noted)
Calculated Easement Corner

ABBREVIATION LEGEND
POB Point Of Beginning
R.O.W. Right-of-Way
A.K.A. Also Known As
CIRS Iron Rod With Cap Set stamped "1519 SURVEYING"
MNS Mag nail set with washer stamped "1519 SURVEYING"
IRF Iron Rod Found
XS "X" cut set
O.P.R.D.C.T. Official Public Records Dallas County, Texas
P.R.D.C.T. Plat Records Dallas County, Texas
D.R.D.C.T. Deed Records Dallas County, Texas