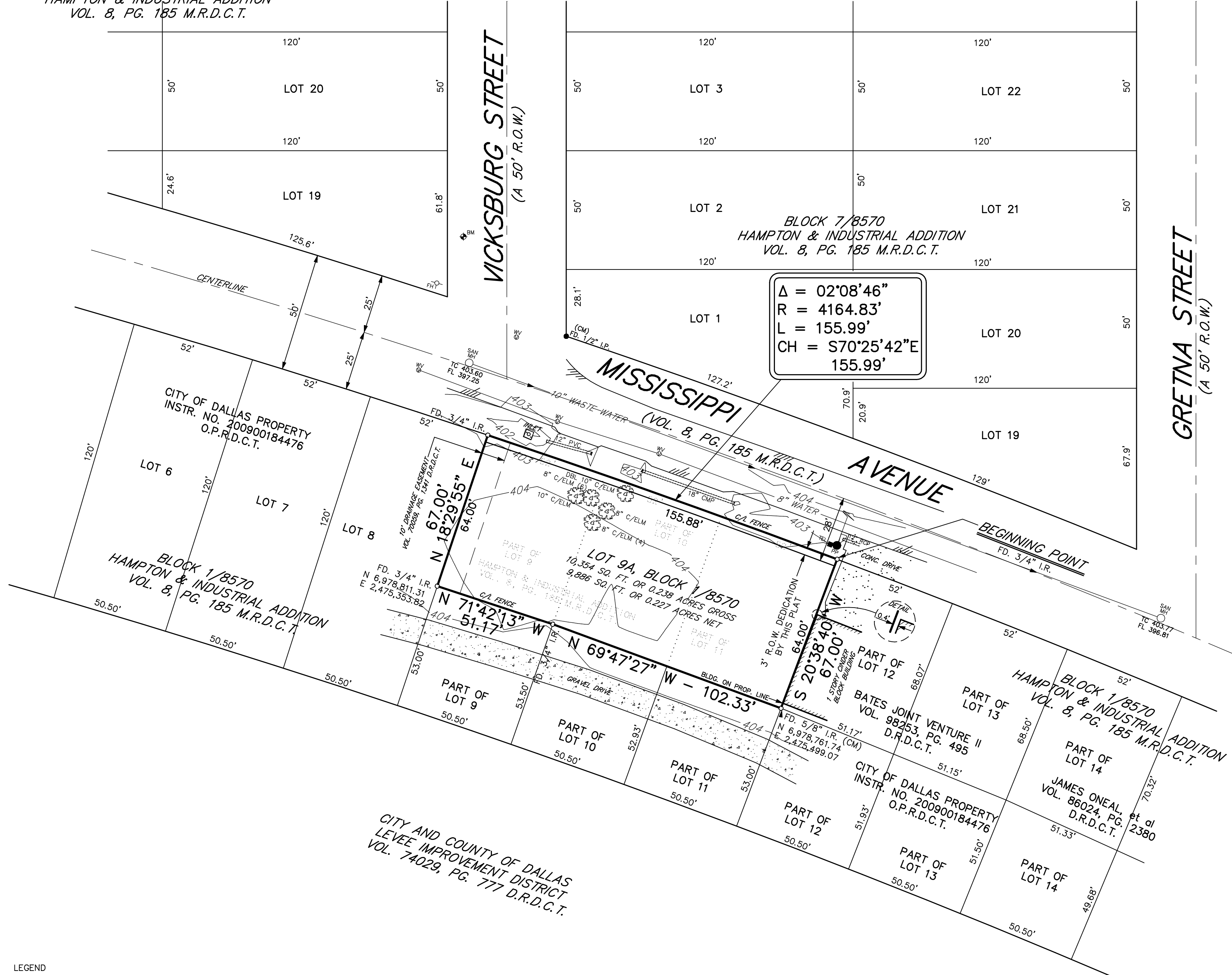


BLOCK 4/8570  
HAMPTON & INDUSTRIAL ADDITION  
VOL. 8, PG. 185 M.R.D.C.T.



$$\Delta = 02^{\circ}08'46''$$

$$R = 4164.83'$$

$$L = 155.99'$$

$$CH = S70^{\circ}25'42''E$$

$$155.99'$$

- LEGEND
- R.O.W. .... RIGHT-OF-WAY
  - O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS
  - INST. .... INSTRUMENT
  - NO. .... NUMBER
  - VOL. .... VOLUME
  - PG. .... PAGE
  - (CM) .... CONTROLLING MONUMENT
  - FD. .... FOUND
  - I.R. .... IRON ROD
  - IRS .... SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5111"
  - TEL. .... TELEPHONE PEDESTAL
  - C/L .... CHAIN LINK
  - BLDG. .... BUILDING
  - WM .... WATER METER
  - WV .... WATER VALVE
  - GW .... GUY WIRE
  - O/H .... OVERHEAD
  - SAN MH .... SANITARY SEWER MANHOLE
  - STM MH .... STORM SEWER MANHOLE
  - UGCM .... UNDERGROUND CABLE MARKER
  - PP .... POWER POLE
  - FH .... FIRE HYDRANT
  - CO .... CLEANOUT
  - CONC. .... CONCRETE
  - ASPHALT .... ASPHALT

BENCHMARK: SQUARE CUT IN CENTER OF STORM SEWER DROP INLET AT NW CORNER OF VICKSBURG ST. & MISSISSIPPI AVE. ELEV. 402.30

BENCHMARK: 60d NAIL SET IN POWER POLE NEAR THE EAST CORNER OF LOT 11, BLOCK 1/8570 OF HAMPTON & INDUSTRIAL ADDITION, SOUTHWEST SIDE OF MISSISSIPPI AVE. ELEV. 404.98

- NOTES
1. THE BASIS OF BEARINGS IS THE EAST LINE OF HAMPTON & INDUSTRIAL ADDITION, VOL. 8, PG. 185 M.R.D.C.T.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS THE CREATION OF 1 LOT FROM 3 PARTIAL LOTS.
  4. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. THERE ARE NO STRUCTURES ON THIS PROPERTY.

OWNER'S CERTIFICATION

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, PRESCOTT INTERESTS, LTD. is the owner of all of that certain lot, tract or parcel of land situated in the G.W. Dooley Survey, A-390, and being parts of Lots 9, 10 & 11, Block 1/8570 of HAMPTON & INDUSTRIAL ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 8, Page 185 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in General Warranty Deed to Prescott Interests, LTD., recorded in Instrument Number 201100337934 of the Official Public Records of Dallas County, Texas, and said parcel being more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the common north corner of Lot 12 and the east corner of Lot 11 of the aforementioned addition; said point being in the southwest R.O.W. line of Mississippi Avenue (a 50' R.O.W.);

THENCE S 20°38'40" W, 67.00' along the common line of said Lots 11 & 12 to a 5/8" iron rod found for corner in the northeast line of that same tract of land described in deed to the City of Dallas, recorded in Instrument Number 200900184476 of the Official Public Records of Dallas County, Texas;

THENCE N 69°47'27" W, 102.33' along the northeast line of said City of Dallas property to a 3/4" iron rod found for corner;

THENCE N 71°42'13" W, 51.17' along the northeast line of said City of Dallas property to a 3/4" iron rod found for corner in the common line of Lots 8 & 9 of the aforementioned addition;

THENCE N 18°29'55" E, 67.00' along the common line of said Lots 8 & 9 to a 3/4" iron rod found for corner in the southwest line of Mississippi Avenue and at the beginning of a curve to the right having a central angle of 02°08'46" and a radius of 4164.83', bearing S 18°29'55" W (Chord Bearing S 70°25'42" E, 155.99');

THENCE around said curve and along the southwest line of Mississippi Avenue, a distance of 155.99' to the point of beginning and containing 10,354 square feet or 0.238 acres of land.

OWNERS DEDICATION

STATE OF TEXAS:  
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PRESCOTT INTERESTS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CARLISLE INTERESTS MISSISSIPPI AVENUE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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, 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 \_\_\_\_\_, 2019.

Prescott Interests, Ltd.  
  
John Percy, President

STATE OF TEXAS:  
BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared John Percy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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 from 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 the Texas Local Government Code, Section 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with Sec. 51A-8.617 (a) (b) (c) (d) & (e) of the City of Dallas Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed and Record Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT  
CARLISLE INTERESTS MISSISSIPPI  
AVENUE ADDITION  
LOTS 9A, BLOCK 1/8570

A REPLAT OF PARTS OF LOTS 9, 10 & 11 OF  
BLOCK 1/8570 OF HAMPTON & INDUSTRIAL  
ADDITION, SITUATED IN THE G. W. DOOLEY  
SURVEY, A-390, CITY OF DALLAS, DALLAS  
COUNTY, TEXAS.

CITY FILE NO. S 189-314

OWNER/DEVELOPER

PRESCOTT INTERESTS, LTD.  
7979 INWOOD ROAD, STE. 225  
DALLAS, TEXAS 75209  
PH. 214-420-5569

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228

disc@bcbglobal.net  
214-321-0569

DATE: 09/19/19  
JOB NO. 11095A  
FIRM REG. NO. 10009600