

BENCH MARK LIST

BM A RAIL ROAD SPIKE IN EXISTING POWER POLE ON THE EASTERLY RIGHT-OF-WAY LINE OF S.E. 14TH STREET, LOCATED APPROXIMATELY 1,200 FEET SOUTH OF THE INTERSECTION OF THE S.E. 14TH STREET AND SKYLINE ROAD, AND APPROXIMATELY 50.5' FEET EAST OF EXISTING CURB.
ELEV=478.28'

LEGEND

⊠ COMMUNICATIONS MARKER SIGN	⊙ SANITARY SEWER MANHOLE
⊞ TELEPHONE BOX	⊙ STORM SEWER MANHOLE
⊞ TELEPHONE MANHOLE	⊙ FIRE HYDRANT
⊞ GUY ANCHOR	⊙ WATER METER
⊞ UTILITY POLE	⊙ ADD 5/8" IRON ROD W/ 2" ALUMINUM DISK STAMPED "ONCOR-LAKECREST" SET
⊞ GAS SIGN	⊙ DISK STAMPED "ONCOR-LAKECREST" SET
P.O.B. POINT OF BEGINNING	
⊞ IRON ROD WITH CAP FOUND	
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS	
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	

LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK 6113	6.520	284,017

CALLLED 110.087 ACRES
AMERICAN BROWNFIELD MCIC, LLC
INST. NO. 201200297936
O.P.R.D.C.T.

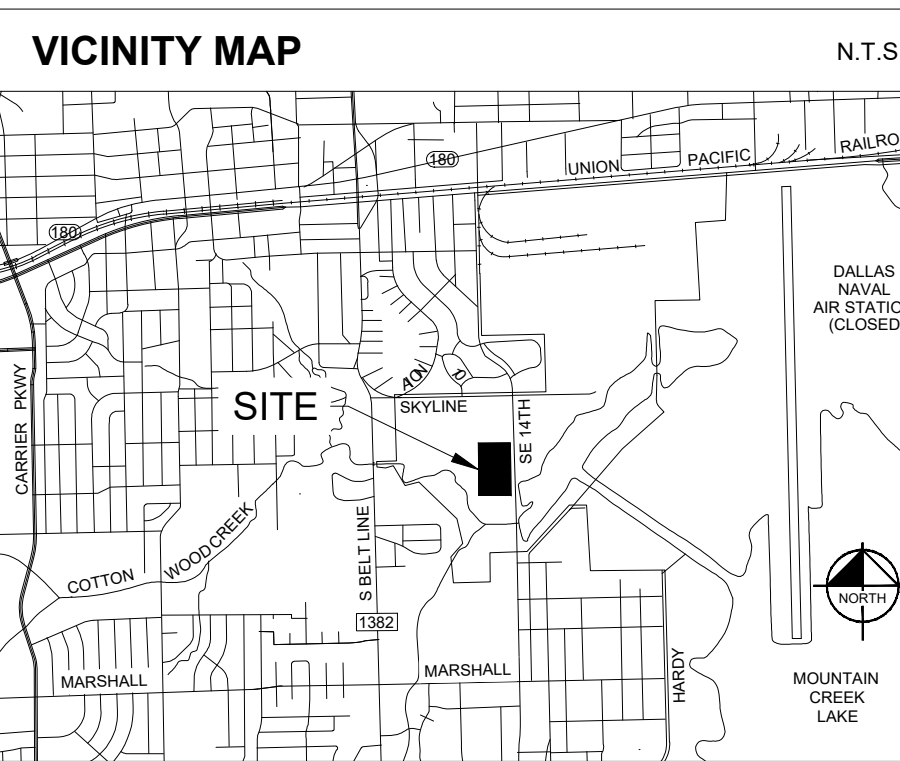
WASHINGTON F. CRAWFORD SURVEY
ABSTRACT NO. 291

TRACT 24
CALLED 0.858 ACRE
TXU ELECTRIC DELIVERY COMPANY
TRANSMISSION FACILITIES EASEMENT
AREA
VOL. 2001248, PG. 11540
D.R.D.C.T.

PORTION OF SECOND TRACT
CALLED 64.51 ACRES
TXU MOUNTAIN CREEK COMPANY LP
VOL. 2001248, PG. 11540
D.R.D.C.T.

CALLLED 110.087 ACRES
AMERICAN BROWNFIELD MCIC, LLC
INST. NO. 201200297936
O.P.R.D.C.T.

CALLLED 1.36 ACRES
TRINITY RIVER AUTHORITY OF TEXAS
VOL. 5015, PG. 463
D.R.D.C.T.



- 1.) Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of South 0°36'42" East along the westerly right of way line of S.E. 14th Street. The bearings listed are Grid values and the distances listed are surface values.
- 2.) Lot to lot drainage will not be allowed without engineering section approval.
- 3.) The purpose of this plat is to create 1 lot from a 6.5 acre tract of land.
- 4.) The coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TXU MOUNTAIN CREEK COMPANY LP, is the owner of a 6.520 acre tract of land situated in the Mercer Fain Survey, Abstract No. 475, City of Dallas, Dallas County, Texas, and being a portion of a called 77.1 acre tract of land described in a Special Warranty Deed to TXU Mountain Creek Company LP, as recorded in Volume 2001248, Page 11540 of the Deed Records of Dallas County, Texas, and being a portion of a called 134.47 acre tract of land previously described as Twenty First Tract in a deed to Dallas Power & Light Company recorded in Volume 1992, Page 1 and later described in said Special Warranty Deed to TXU Mountain Creek Company, LP, as recorded in Volume 2001248, Page 11540 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "PBS&J" found for the northerly southeast corner of Homes of Mountain Creek Apartments according to the Final Plat thereof recorded in Instrument No. 200503563911 of the Official Public Records of Dallas County, Texas, common to the northeast corner of a called 6.523 acre TXU Electric Delivery Company Transmission Facilities Easement described as Tract 22, Mountain Creek Plant, as recorded in said Volume 2001248, Page 11540 of the Deed Records of Dallas County, Texas, being on the westerly right-of-way line of S.E. 14th Street, a 100 foot wide right-of-way, and on the easterly line of said 77.1 acre tract;

THENCE South 0°36'42" East, along the westerly right-of-way line of said S.E. 14th Street, the easterly line of said 77.1 acre tract, and the easterly line of said Tract 22, a distance of 677.55 feet to a 5/8 inch iron rod with plastic cap stamped "PBS&J" found for an exterior corner of a called 110.12 acre tract of land described in a deed to One Prime Property, Inc., as recorded in Volume 2004203, Page 7009 of the Official Public Records of Dallas County, Texas;

THENCE South 89°22'58" West, departing the westerly right-of-way line of said S.E. 14th Street, along the southerly line of said Tract 22 and a northerly line of said 110.12 acre tract, a distance of 419.16 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR LAKECREST" set for an ell corner of said 110.12 acre tract, common to the southwest corner of said Tract 22, being on the easterly line of Skyline Addition Phase 1, according to the Amended Plat thereof recorded in Instrument No. 200600469814 of the Official Public Records of Dallas County, Texas;

THENCE North 0°37'25" West, along the westerly line of said Tract 22, the easterly line of said Skyline Addition Phase 1, and an easterly line of said Homes of Mountain Creek Apartments, a distance of 677.39 feet to a 1/2 inch iron rod with plastic cap stamped "Pibum" found for the northwest corner of said Tract 22, common to an ell corner of said Homes of Mountain Creek Apartments;

THENCE North 89°21'37" East, along the northerly line of said Tract 22 and a southerly line of said Homes of Mountain Creek Apartments, a distance of 419.30 feet to the **POINT OF BEGINNING**, and containing 6.520 acres (284,017 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TXU MOUNTAIN CREEK COMPANY LP, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **ONCOR LAKECREST**, 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20__.

By: TXU MOUNTAIN CREEK COMPANY LP, a Texas limited partnership

By: TXU Generation Management Company, LLC,
Its General Partner

By: _____
Richard R. Wistrand, Senior Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard R. Wistrand, Senior Vice President, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, SYLVIANA GUNAWAN, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 20__.

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

Sylviana Gunawan, Registered Professional Land Surveyor #6461
KIMLEY-HORN AND ASSOCIATES, INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75034
972-335-3580

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sylviana Gunawan, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
ONCOR LAKECREST
LOT 1, BLOCK 6113

6.520 ACRES

MERCER FAIR SURVEY, ABSTRACT NO. 475
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-014

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	10/02/2019	064424902	1 OF 1

OWNER:
Oncor
115 West 7th Street
Suite 505
Fort Worth, Texas 76102
Contact: Jill Alvarez
Phone No.: 817-215-6807

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway
Suite 210
Frisco, Texas 75035
Contact: Thomas Fletcher
Phone No.: 972-335-3580

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