

WHEREAS, RSW LAND COMPANY, LLC, is the owner of a tract of land situated in the E.W. Hunt Survey, Abstract No. 590, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 2/6512 and being part of a tract of land described in deed to RSW Land Company, LLC recorded in Instrument No. 201800192609 of the Official Public Records of Dallas County, Texas and being part of Block 2/6512 Walnut Business Park, an addition to the City of Dallas according to the plat recorded in Volume 78086, Page 1, Deed Records of Dallas County, Texas being more particularly

COMMENCING at a PK nail found in the west right-of-way line of Ables Lane (a 60-foot wide right-of-way) at a southeast corner of said Block 2/6512 and being the northeast corner of Lot 1, Block 2/6512, Walnut Place 1st Addition, an addition to the City of Dallas according to the plat recorded in Volume 636, Page 146, Map Records, Dallas County, Texas;

THENCE departing said west right-of-way line of Morrison Street and with the north line of said Block 2/6512, Walnut Place 1st Addition, South 89°08'42" West, a distance of 621.46 feet to a "X" cut in concrete set for corner per prior survey dated August 17, 2018 in the north line of a tract of land described in deed to First Industrial Texas, L.P., recorded in Volume 2004012, Page 11504 of said Deed Records from which a "X" cut in concrete found bears North 5°20'03" West, a distance of 0.67 feet and being the **POINT OF BEGINNING**:

THENCE with said north line of the First Industrial Texas, L.P. tract, South 89°08'42" West, a distance of 263.34 feet to a "X" cut in concrete found in the east right-of-way line of Interstate Highway 35 (a variable width right-of-way) for the southeast corner of a called 0.7517 acre tract described in Judgment of Court in Absence of Objection to the State of Texas, recorded in Instrument No. 20080198706 of said Official Public Records and being at the beginning of a non-tangent curve to the right having a central angle of 1°15'44", a radius of 2845.79 feet, a chord bearing and distance of

### THENCE with said east right-of-way line of Interstate Highway 35, the following courses and distances:

- In a northeasterly direction, with said curve to the right, an arc distance of 62.69 feet to a 1/2" iron rod found for corner;
- North 0°37'45" West, a distance of 329.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner from which a 1/2" iron rod found bears North 0°37'45" West, a distance of 3.72 feet; North 21°31'26" East, a distance of 49.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set from which an aluminum TxDOT monument found for corner bears North 18°28'55" West, a
- North 65°49'36" East, a distance of 45.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the south right-of-way line of Southwell Road (a variable width right-of-way) from which a 1/2" iron rod found bears North 74°19'09" East, a distance of 11.36 feet; from said 5/8" iron rod with plastic cap stamped "KHA" set an aluminum TxDOT monument found for corner bears

THENCE with said south right-of-way line of Southwell Road, North 88°59'12" East, a distance of 286.49 feet to a "X" cut in concrete found for the northwest corner of a called 0.7105 acre tract of land described in deed to Jay R. Stone Investments, LTD., recorded in Volume 98061, Page 5786 of said Deed Records:

THENCE departing said south right-of-way line of Southwell Road and with the west line of said 0.7105 acre tract, South 0°04'58" East, passing the northwest corner of a called 0.604 acre tract of land described in deed to Neil E. Felder and Suzette E. Felder, recorded in Volume 95067, Page 1483 of said Deed Records at a distance of 207.87 feet, passing the southwest corner of said 0.604 acre tract at a distance of 415.01 feet and continuing with the west line of a called 2.068 acre tract of land described in deed to Felder Gran-Pacific Ventures, Inc., recorded in Volume 97075, Page 2550 of said Deed Records, in all a distance of 528.17 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 89°13'40", a radius of 100.00 feet, a chord bearing and distance of South 44°31'52" West, 140.47 feet; from said "X" cut in concrete set a 1/2" iron rod found bears North 89°32'01" West, a distance of 24.76 feet;

**SURVEYOR'S STATEMENT:** 

**PRELIMINARY** 

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR

J. Andy Dobbs RPLS No. 6196

andy.dobbs@kimley-horn.com

Dallas, Texas 75240

STATE OF TEXAS

certificate are true.

COUNTY OF DALLAS §

972-770-1300

KIMLEY-HORN AND ASSOC., INC.

RELIED UPON AS A FINAL SURVEY DOCUMENT

Notary Public in and for the State of Texas

13455 Noel Road, Two Galleria Office Tower, Suite 700

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas,

affirm that this plat was prepared under my direct supervision, from recorded documentation,

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this

day personally appeared J. Andy Dobbs known to me to be the person whose name is

for the purpose therein expressed and under oath stated that the statements in the foregoing

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 155.73 feet to the POINT OF BEGINNING and containing 4.9298 acres or 214,742 square feet of land.

#### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

evidence collected on the ground during field operations and other reliable documentation; and That, **RSW LAND COMPANY**, **LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as SOUTHWELL ENERGY 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, accompanying this plat is a precise representation of this Signed Final Plat. 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 Dated this 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

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

subscribed to the foregoing instrument and acknowledged to me that he executed the same This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day , 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 purpose therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of

## **GENERAL NOTES:**

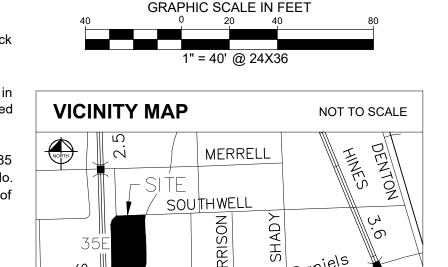
- 1. The purpose of this plat is to dedicate easements and create one lot for development from out of Block 2/6512.
- 2. The basis of bearings is based on grid north of the Texas State Plane Coordinate

System, North Central Zone, North American Datum of 1983 (2011).

- 3. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale
- 4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage
- Engineering section approval.
- 6. Monuments marked IRSCP or XSP were set per prior survey dated August 17, 2018

RSW LAND COMPANY, LLC 2611 ANDJON DR., DALLAS, TEXAS 75229 CONTACT: RICK SANTOYO PHONE: 214-762-4042 RSANTOYO@ARTOGRAFX.COM

**ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: DAN GALLAGHER, P.E. PHONE: 972-770-1300 DAN.GALLAGHER@KIMLEY-HORN.COM



WALNUT HILI

L	EGEND		
			MAII DOV
<u>M</u>	ROOF DRAIN	$\square$	MAIL BOX
<u>™</u>	CABLE TV HANDUOLE	0	SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE
₩ 50	CABLE TV HANDHOLE	(S)	
īV)	CABLE TV MANHOLE	<u>⑤</u>	SANITARY SEWER MARKER FLAG
<u>tv</u> )_	CABLE TV MARKER FLAG	<u>A</u>	SANITARY SEWER MARKER SIGN
$\frac{A}{A}$	CABLE TV MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TANK
IV	CABLE TV VAULT	S	SANITARY SEWER VAULT
	COMMUNICATIONS BOX	D	STORM SEWER BOX
<u>©</u>	COMMUNICATIONS HANDHOLE	囲	STORM SEWER DRAIN
<u>c)</u>	COMMUNICATIONS MANHOLE	<u> </u>	STORM SEWER MANHOLE
<u>©</u>	COMMUNICATIONS MARKER FLAG	D	STORM SEWER VAULT
<u>6\</u>	COMMUNICATIONS MARKER SIGN	1000	TRAFFIC BARRIER
С	COMMUNICATIONS VAULT	•	TRAFFIC BOLLARD
<u> </u>	ELEVATION BENCHMARK	TR	TRAFFIC BOX
F	FIBER OPTIC BOX	®	CROSS WALK SIGNAL
Ð	FIBER OPTIC HANDHOLE	®	TRAFFIC HANDHOLE
F)	FIBER OPTIC MANHOLE	(TR)	TRAFFIC MANHOLE
<u>ê</u> _	FIBER OPTIC MARKER FLAG	A	TRAFFIC MARKER SIGN
A	FIBER OPTIC MARKER SIGN	<b>O</b>	TRAFFIC SIGNAL
F	FIBER OPTIC VAULT	TR	TRAFFIC VAULT
<del>0</del>	MONITORING WELL	U	UNIDENTIFIED BOX
<u> </u>	GAS HANDHOLE	0	UNIDENTIFIED HANDHOLE
<u> </u>	GAS METER	0	UNIDENTIFIED METER
G)	GAS MANHOLE	(U)	UNIDENTIFIED MANHOLE
<u>Ĝ</u>	GAS MARKER FLAG	Ŵ	UNIDENTIFIED MARKER FLAG
<u>a</u>	GAS SIGN	Δ	UNIDENTIFIED MARKER SIGN
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G	GAS VAULT	0	UNIDENTIFIED TANK
<u> </u>	GAS VALVE	U	UNIDENTIFIED VAULT
Ī	TELEPHONE BOX	1001	UNIDENTIFIED VALVE
<u>=-</u>	TELEPHONE HANDHOLE	Ō	TREE
T)	TELEPHONE MANHOLE	M	WATER BOX
(i)	TELEPHONE MARKER FLAG	g	FIRE DEPT. CONNECTION
$\overline{\mathbb{A}}$	TELEPHONE MARKER SIGN	(Ø)	WATER HAND HOLE
Ī	TELEPHONE VAULT	3	FIRE HYDRANT
A	PIPELINE MARKER SIGN	<b>M</b>	WATER METER
Ē	ELECTRIC BOX	(W)	WATER MANHOLE
<u>پېږ</u>	FLOOD LIGHT	<u></u>	WATER MARKER FLAG
$\overline{}$	GUY ANCHOR	Ā	WATER MARKER SIGN
á ⋽	GUY ANCHOR POLE	W	WATER VAULT
Ď	ELECTRIC HANDHOLE	$\boxtimes$	WATER VALVE
$\tilde{ullet}$	LIGHT STANDARD	ı(A)	AIR RELEASE VALVE
<u>ŏ</u>	ELECTRIC METER	Õ	WATER WELL
E)	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
É	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
Ž	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
<u>₹</u>	UTILITY POLE	PKF	PK NAIL FOUND
<u>х</u> Т)	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
<u>IJ</u>	ELECTRIC TRANSFORMER  ELECTRIC VAULT	IPF	IRON PIPE FOUND
5			ALUMINUM DISK FOUND
_	HANDICAPPED PARKING SIGN	ADF	"X" CUT IN CONCRETE SET
<u></u>		XS	
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
<u> </u>	BORE LOCATION		POINT OF BEGINNING
<u> </u>	FLAG POLE	P.O.C.	POINT OF COMMENCING
GT)	GREASE TRAP		

## **FLOOD STATEMENT:**

THIS DOCUMENT SHALL

NOT BE RECORDED FOR

ANY PURPOSE AND

SHALL NOT BE USED OR

VIEWED OR RELIED

UPON AS A FINAL

According to Map No. 48113C0170K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TYPE LEGEND

EASEMENT LINE

BUILDING LINE

SANITARY SEWER LIN STORM SEWER LIN UNDERGROUND GAS LIN OVERHEAD UTILITY LINE UNDERGROUND ELECTRIC LIN UNDERGROUND TELEPHONE LINE

ONCRETE PAVEMENT

WATER LINE

# PRELIMINARY PLAT SOUTHWELL ENERGY ADDITION

LOT 1, BLOCK 2/6512

BEING A REPLAT OF PART OF BLOCK 2/6512 WALNUT BUSINESS PARK AND BEING 4.9298 ACRES OUT OF THE E.W. HUNT SURVEY, ABSTRACT NO. 590 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-006



ENGINEERING #311T-\_\_

ower, Suite 7	00, Dallas, Texa	s 75240 FI	RM # 10115500	Fax No. (972) 239-3820	
<u>Scale</u> 1" = 40'	<u>Drawn by</u> MTC	Checked by JAD	<u>Date</u> OCT. 2018	<u>Project No.</u> 068213061	Sheet No. 1 OF 1