

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS DALLAS POWER & LIGHT COMPANY**, is the owner of a 3.445 acre tract of land situated in the W.S. Beaty Survey, Abstract No. 57, City of Dallas, Dallas County, Texas, and being all of the property described in a deed to Dallas Power & Light Company, as recorded in Volume 69023, Page 1759 of the Deed Records of Dallas County, Texas, a portion of a called 1.917 acre tract of land described in a Special Warranty Deed to Dallas Power & Light Company, as recorded in Volume 68038, Page 1742 of the Deed Records of Dallas County, Texas, and also being a portion of a called 80,130 square feet of land described in a Warranty Deed to Dallas Power & Light Company, as recorded in Volume 68016, Page 997 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a broken concrete monument found for the northwest corner of said 1.917 acre tract, common to the northeast corner of a called 38,647 square feet tract of land described as Tract 1 in a deed to City of Dallas, as recorded in Volume 4297, Page 584 of the Deed Records of Dallas County, Texas, being on the southerly right-of-way line of Industrial Boulevard, a 130 foot wide right-of-way, and at the beginning of a curve to the right having a central angle of 11°33'37", a radius of 1367.69 feet, a chord bearing and distance of South 64°44'31" East, 275.48 feet;

**THENCE** in a southeasterly direction with said curve to the right, along the northerly line of said 1.917 acre tract, the northerly line of said tract of land recorded in Volume 69023, Page 1759 of the Deed Records of Dallas County, Texas, the northerly line of said 80,130 square feet tract, and the southerly right-of-way line of said Industrial Boulevard, an arc distance of 275.95 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for the northwest corner of a called 5,987 square feet tract of land described as Parcel 3, Part 2 in a Correction Deed to the State of Texas, as recorded in Instrument No. 201300080518 of the Official Public Records of Dallas County, Texas, and at the intersection of the southerly right-of-way line of said Industrial Boulevard with the westerly right-of-way line of Cadiz Street, a variable width right-of-way;

**THENCE** departing the northerly line of said 80,130 square feet tract and the southerly right-of-way line of said Industrial Boulevard, and along the westerly line of said Parcel 3, Part 2 and the westerly right-of-way line of said Cadiz Street, the following:

South 5°37'16" West, a distance of 35.84 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for corner;

South 9°33'31" West, a distance of 150.00 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for corner;

South 14°12'39" West, a distance of 150.00 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for corner, from which, a 1/2 inch iron rod found for witness bears North 29°44' East, 3.5 feet;

South 18°05'14" West, a distance of 100.00 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for corner, from which, a 1/2 inch iron rod found for witness bears North 87°17' West, 2.1 feet;

South 25°31'52" West, a distance of 81.46 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for the southerly corner of said Parcel 3, Part 2, being on the easterly line of said 80,130 square feet tract, and at the beginning of a non-tangent curve to the right having a central angle of 1°52'22", a radius of 818.51 feet, a chord bearing and distance of South 33°08'20" West, 26.75 feet;

**THENCE** in a southwesterly direction, with said curve to the right, continuing along the westerly right-of-way line of said Cadiz Street and along the easterly line of said 80,130 square feet tract, an arc distance of 26.75 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for the southeast corner of said 80,130 square feet, common to the southwest corner of a called 69,467 square feet of land described as Tract 1 in a deed to City of Dallas, as recorded in Volume 4917, Page 193 of the Deed Records of Dallas County, Texas, and being on the easterly right-of-way line of the East Levee of the City and County of Dallas Levee Improvement District, as recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas, and at the beginning of a non-tangent curve to the left having a central angle of 2°16'10", a radius of 8123.11 feet, a chord bearing and distance of North 49°29'02" West, 321.72 feet;

**THENCE** in a northwesterly direction with said curve to the left, departing the westerly right-of-way line of said Cadiz Street, along the southerly line of said 80,130 square feet tract and the easterly right-of-way line of said East Levee, an arc distance of 321.74 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for the southeast corner of a called 8,608 square feet of land described as Parcel 3, Part 1 in said Correction Deed to the State of Texas recorded in Instrument No. 201300080518 of the Official Public Records of Dallas County, Texas, same being on the easterly right-of-way line of Interstate Highway 35-E, a variable width right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 8°01'58", a radius of 2862.65 feet, a chord bearing and distance of North 17°42'44" East, 401.01 feet;

**THENCE** departing the easterly right-of-way line of said East Levee, in a northeasterly direction, with said curve to the left, along the easterly line of said Parcel 3, Part 1 and the easterly right-of-way line of said Interstate Highway 35-E, an arc distance of 401.34 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "ONCOR WEST NETWORK" set for the northerly corner of said Parcel 3, Part 1, being on the westerly line of said 1.917 acre tract and the easterly line of said 38,647 square feet tract;

**THENCE** North 22°42'34" East, along the easterly right-of-way line of said Interstate Highway 35-E, the westerly line of said 1.917 acre tract, and the easterly line of said 38,647 square feet tract, a distance of 50.40 feet to the **POINT OF BEGINNING** and containing 3.445 acres (150,055 square feet) of land, more or less.

**OWNER'S DEDICATION**

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

That **DALLAS POWER & LIGHT COMPANY**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **ONCOR WEST NETWORK**, 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:** **DALLAS POWER & LIGHT COMPANY**, a Texas limited partnership

**By:** **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, formerly known as **Texas Utilities Electric Company**; **Successor by Merger of Texas Power & Light Company**; **Texas Electric Service Company**; and **Dallas Power & Light Company**

**By:**  
Jill L. Alvarez, Attorney-in-Fact

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 Jill L. Alvarez, 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\_\_.

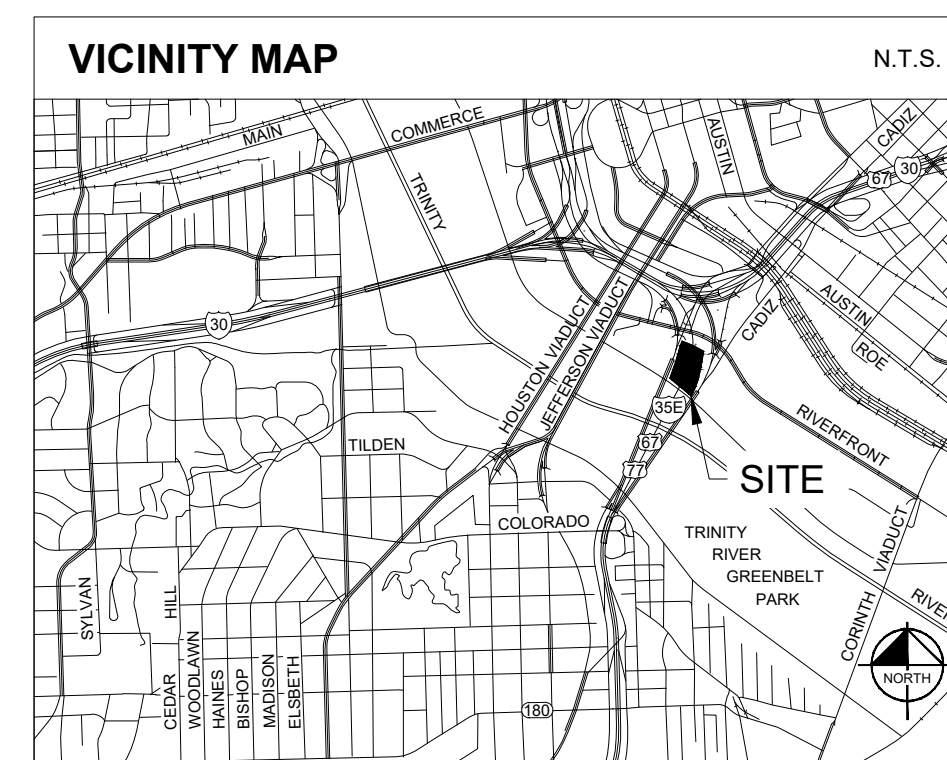
Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**ONCOR WEST NETWORK**  
LOT 1, BLOCK 7335

3.445 ACRES  
W. S. BEATY SURVEY, ABSTRACT NO. 57  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-032

**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" = 50'	SG	KHA	10/22/2019	064424902	1 OF 1



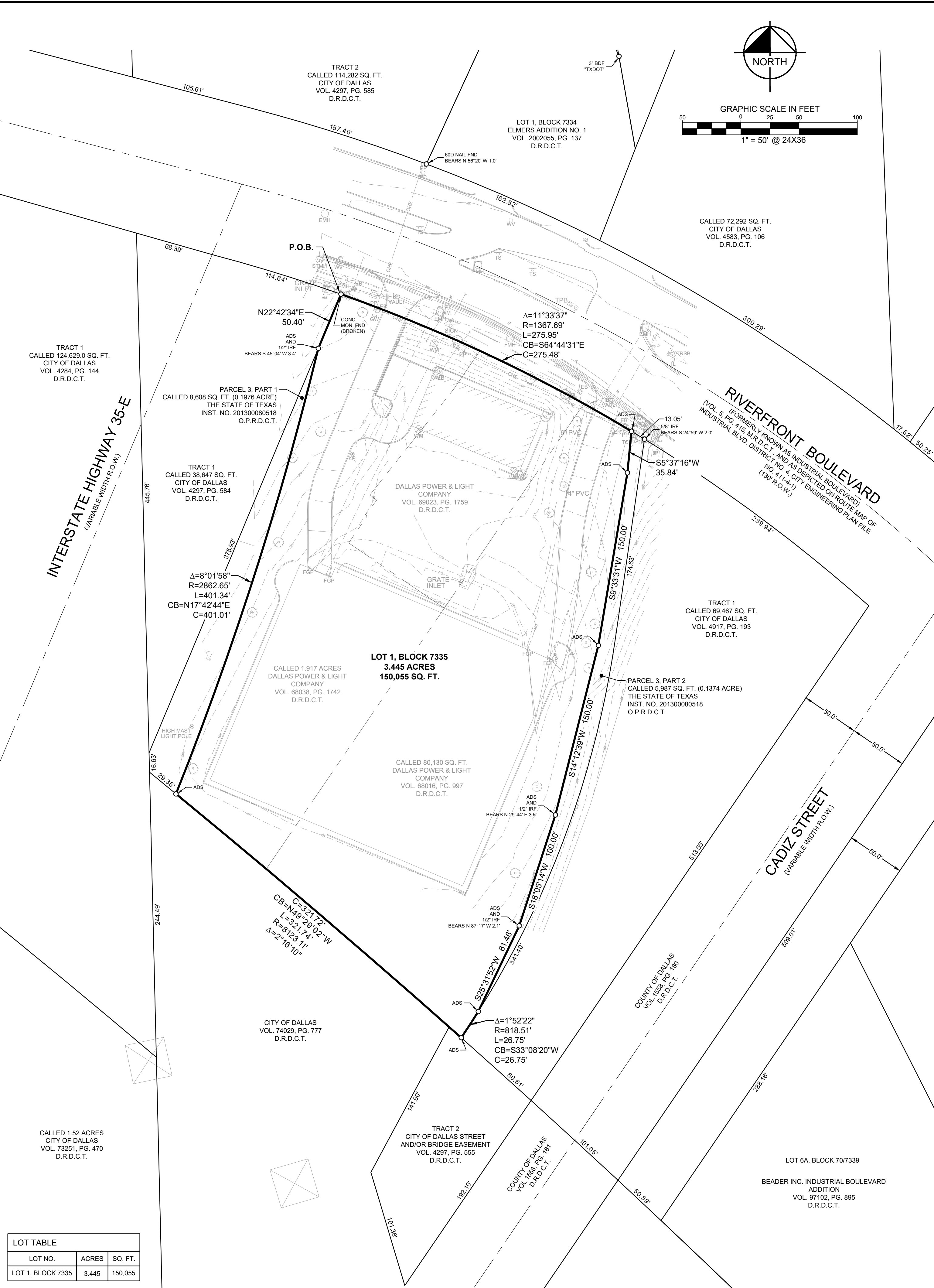
**LEGEND**

STMH STORM SEWER MANHOLE	TL TRAFFIC LIGHT
EMH ELECTRIC MANHOLE	TS TRAFFIC SIGN
PP POWER POLE	TRB TRAFFIC RULLBOX
GW GUY WIRE ANCHOR	TRSB TRAFFIC SIGNAL BOX
EB ELECTRIC BOX	TCB CONCRETE BARRIER
ER ELECTRIC RISER	FQP FENCE GATE POST
PP POWER POLE	WM WATER METER
GW GUY WIRE ANCHOR	WV WATER VALVE
EM ELECTRIC METER	TPED TELEPHONE PDEDESTAL
CHE OVERHEAD ELECTRIC CABLE	RFZ REBAR DISK FOUND
LP LIGHT POLE	ADS 5/8" IRON ROD W/ 2" ALUMINUM DISK STAMPED "ONCOR WEST NETWORK" SET
P.O.B. POINT OF BEGINNING	
IRF IRON ROD 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	

- 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 North 22°42'34" East along the easterly right of way line of East-West Expressway. 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 3.445 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.
- 5.) All buildings are to remain.

**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



**LOT TABLE**

LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK 7335	3.445	150,055

DWG NAME: K:\P\F\SURVEY\064424902\064424902\ONCOR WEST NETWORK\DWG\PRELIMINARY PLAT.DWG PLOTTED BY: MPEB, JOB: 10252019 10/24/2019 11:35:AM