



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Oncor Electric Delivery Company is the owner of a 4.937 acre tract of land situated in the John W. Smith Survey, Abstract Number 1336, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 6388, and being all of a called 4.64 acre tract described as Part 2 and part of a called 0.43 acre tract described as Part 3, both as described in Warranty Deed to Dallas Power & Light Company recorded in Volume 3372, Page 239 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod at the intersection of the south right-of-way line of Northaven Road (a 60-foot wide right-of-way), with the easterly right-of-way line of Quincey Lane (a 50-foot wide right-of-way), said point being the northwest corner of a Subdivision of Part of City Block No. 6388, an Addition to the City of Dallas as recorded in Volume 965, Page 1216, D.R.D.C.T.;

THENCE North 89 degrees 11 minutes 10 second East, along said south right-of-way line, a distance of 270.30 feet to a 1/2-inch iron pipe found for the northeast corner of said Addition;

THENCE South 01 degree 09 minutes 49 seconds East, along the east line of said Addition, a distance of 2.41 feet to a 3.25-inch set aluminum cap stamped "ONCOR NORTHAVEN SUBSTATION, HALF" on a 1/2-inch iron rod (hereinafter referred to as "set monument") for the northwest corner of said Dallas Power & Light Company 4.64 acre tract, and THE POINT OF BEGINNING of the herein described tract;

THENCE North 89 degrees 01 minute 41 seconds East, continuing with the south right-of-way line of said Northaven Road and with the north line of said 4.64 acre tract, a distance of 399.63 feet the northeast corner of said 4.64 acre tract, and from which a found 1-inch iron rod for the northwest corner of the Second Section Northaven Park addition, an Addition to the City of Dallas, as recorded in Volume 24, Page 167, D.R.D.C.T., bears North 07 degrees 26 minutes 39 seconds East, a distance of 0.42 feet;

THENCE South 00 degrees 58 minutes 19 seconds East, departing said south right-of-way line and along the east line of said 4.64 acre tract, and the west line of said Second Section Northaven Park addition, passing at a distance of 406.20 feet a concrete D.P. & L. Monument found for corner, same being the northwest corner of a Dallas Power & Light Company 3.74 acre tract described as Part 1 in said deed recorded in Volume 3372, Page 239, D.R.D.C.T., and continuing along the common east line of said 4.64 acre tract and west line of said 3.74 acre tract, in all a total distance of 506.20 feet to a set monument for the southeast corner of said 4.64 acre tract, said point being on the north line of Northaven Park addition, an addition to the City of Dallas, as recorded in Volume 20, Page 265, D.R.D.C.T., and further being on the north line of a 15 foot wide alley as dedicated by said Northaven Park addition;

THENCE South 89 degrees 07 minutes 41 second West, along the common south line of said 4.64 acre tract and north line of said Northaven Park addition, passing at a distance of 397.95 feet the southwest corner of said 4.64 acre tract, also being the southeast corner of said Dallas Power & Light Company 0.43 acre tract, and continuing along said north line and with the south line of said 0.43 acre tract, in all a total distance of 516.90 feet to set monument for corner on the said easterly right-of-way line of Quincey Lane;

THENCE North 17 degrees 43 minutes 28 seconds West, departing said north and south lines and along said easterly right-of-way line, a distance of 104.24 feet to a set monument for corner, and from which a 1.5-inch found iron pipe bears North 33 degrees 59 minutes 49 seconds West, a distance of 0.95 feet, said point being on the north line of said Dallas Power & Light Company 0.43 acre tract, and also being the southwest corner of said A Subdivision of Part of City Block No. 6388 addition;

THENCE North 89 degrees 07 minutes 41 seconds East, departing said easterly right-of-way line of Quincey Lane, and along the north line of said 0.43 acre tract and south line of said A Subdivision of Part of City Block No. 6388 addition, a distance of 148.67 feet to a concrete D.P. & L. Monument found for corner, said point being the northeast corner of said 0.43 acre tract and on the west line of said Dallas Power & Light Company 4.64 acre tract;

THENCE North 01 degree 09 minutes 49 seconds West, along the west line of said 4.64 acre tract and east line of said A Subdivision of Part of City Block No. 6388 addition, a distance of 405.75 feet to the POINT OF BEGINNING AND CONTAINING 215,077 square feet or 4.938 acres of land, more or less.

SURVEYOR'S STATEMENT:

I, Andrew J. Shafer, 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 _____ day of _____, 2018

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Andrew J. Shafer
 Texas Registered Professional Land Surveyor No. 5017
 TBPLS FIRM NO. 10029600

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Andrew J. Shafer, 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 expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oncor Electric Delivery Company, acting through its duly authorized agent, _____ does hereby adopt this plat, designating the herein above described property as **ONCOR NORTHAVEN SUBSTATION** an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 _____, 2018.

(OWNER)
 By: _____

- GENERAL NOTES**
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
 - Coordinate values shown hereon are grid values, the combined surface adjustment factor for the project is defined as 1.000136506.
 - By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 48113C0195 K, dated July 7, 2014, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside 0.2% annual chance floodplain. The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
 - This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
 - The purpose of this plat is to create 1 lot for development purposes, of an unplatted tract of land.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.

- LEGEND**
- SET MON. SET 3-1/4 INCH ALUMINUM CAP STAMPED "ONCOR NORTHAVEN SUBSTATION-HALF"
 - 1/2" FIR 1/2-INCH FOUND IRON ROD
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - (C.M.) CONTROLLING MONUMENT

PRELIMINARY PLAT
 OF
ONCOR NORTHAVEN SUBSTATION
 LOT 2, BLOCK 2/6388
 AN ADDITION TO THE CITY OF DALLAS
 BEING A 4.938 ACRE TRACT OF LAND
 SITUATED IN THE
 JOHN W. SMITH SURVEY, ABSTRACT NO. 1336
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-023R

PREPARED BY

 HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS
 1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
 (214) 346-6200 SCALE: 1"=60' AVO. 30743 FEBRUARY, 2018