

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Pritchard Development Services, Inc., is the owner of an 11.951 acre tract of land situated in the William Sprowls Survey, Abstract No. 1291, Dallas County, Texas and in Block 7620, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Deed to PRITCHARD DEVELOPMENT SERVICES, INC. recorded in Instrument No. \_\_\_\_\_ of the Official Public Records of Dallas County, Texas; said 11.951 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the west right-of-way line of Polk Street (a 100-foot wide right-of-way), said point being at the south end of a right-of-way corner clip at the intersection of said west line of Polk Street with the south right-of-way line of Wheatland Road (a 100-foot wide right-of-way) and the southernmost northeast corner of said Pritchard tract;

THENCE, South 00 degrees, 41 minutes, 12 seconds East, departing the said corner clip and along the said west line of Polk Street, a distance of 1,137.20 feet to a 1/2-inch iron rod with "SURVEYING ASSOCIATES" cap found for corner; said point being the northeast corner of that certain tract of land described in Special Warranty Deed to SIKKA INVESTMENTS, LLC recorded in Instrument No. 201700105250 in the Official Public Records of Dallas County, Texas;

THENCE, South 89 degrees, 18 minutes, 48 seconds West, departing the said west line of Polk Street and along the north line of said Sikka Investments tract, a distance of 146.34 feet to a 1/2-inch iron rod found for corner; said point being the northwest corner of said Sikka Investments tract;

THENCE, South 08 degrees, 23 minutes, 48 seconds West, along the west line of said Sikka Investments tract, a distance of 197.80 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of that certain tract of land described in Special Warranty Deed to Prescott Interests Billboards, Ltd. recorded in Instrument No. 201300021492 of said Official Public Records;

THENCE, North 58 degrees, 26 minutes, 22 seconds West, departing the said west line of the Sikka Investments tract and along the north line of said Prescott Interests tract, a distance of 44.61 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said Prescott Interests tract;

THENCE, South 00 degrees, 41 minutes, 12 seconds East, along the west line of said Prescott Interests tract, a distance of 70.00 feet to a 1/2-inch iron rod found for corner in the northeast right-of-way line of Interstate Highway 20; said point being the southwest corner of said Prescott Interests tract;

THENCE, North 78 degrees, 49 minutes, 12 seconds West, along the said northeast line of Interstate Highway 20, a distance of 198.94 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH DCS" cap set for corner; said point being the southeast corner of that certain tract of land describe in Special Warranty Deed to MEF Wheatland/20, Ltd. recorded in Volume 94172, Page 6048 of said Deed Records;

THENCE, North 00 degrees, 41 minutes, 12 seconds West, departing the said northeast line of Interstate Highway 20 and along the east line of said MEF Wheatland/20 tract, a distance of 1,339.35 feet to a 5/8-inch iron rod found for corner in the said south line of Wheatland Road; said point being the northeast corner of said MEF Wheatland/20 tract;

THENCE, North 88 degrees, 49 minutes, 48 seconds East, along the said south line of Wheatland Road, a distance of 405.00 feet to a 3 1/4-inch aluminum disk stamped with "PACHECO KOCH DCS" cap set for corner; said point being at the north end of said corner clip;

THENCE, South 45 degrees, 55 minutes, 42 seconds East, departing the said south line of Wheatland Road and along the said corner clip, a distance of 7.04 feet to the POINT OF BEGINNING;

CONTAINING, 520,572 square feet or 11.951 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Michael C. Clover, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/14/18.

Michael C. Clover  
Texas Registered Professional Land Surveyor,  
No. 5225

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 Michael C. Clover, 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pritchard Development Services, Inc., does hereby adopt this plat, designating the herein above described property as DALLAS COUNTY SOUTH, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, 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 owners. 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

By: \_\_\_\_\_

Jim Pritchard  
Pritchard Development Services, Inc.

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 Jim Pritchard, 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**DALLAS COUNTY SOUTH  
LOT 1, BLOCK 7620**

LOCATED IN CITY BLOCK 7620,  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
WILLIAM SPROWLS SURVEY, ABSTRACT NO. 1291,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-202  
ENGINEERING PLAN NO. 311T-\_\_\_\_\_


SHEET 2 OF 2

SURVEYOR / ENGINEER

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

OWNER

PRITCHARD DEVELOPMENT  
SERVICES, INC.  
2121 N. AKARD STREET, STE. 100  
DALLAS, TEXAS 75201  
CONTACT: JIM PRITCHARD



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1008900

DRAWN BY KAJ	CHECKED BY MCC	SCALE NONE	DATE MAY 2018	JOB NUMBER 3010-18.124
-----------------	-------------------	---------------	------------------	---------------------------

PRELIMINARY PLAT - DALLAS COUNTY SOUTH

M:\CLOVER\2018\6-6-18\AM\K\DWG-30\3010-18.124\DWG\SURVEY\_C3D\_2018\3010-18.124PP.DWG