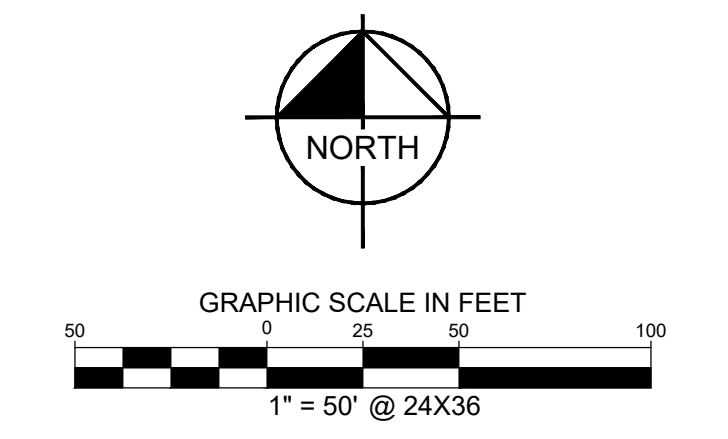
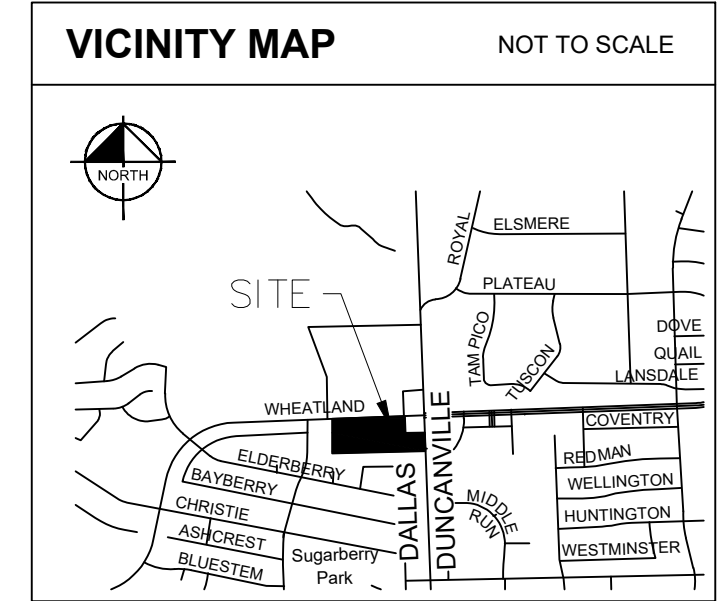


LEGEND  
 P.O.B. = POINT OF BEGINNING  
 XF = "X" CUT IN CONCRETE FOUND  
 IRFC = IRON ROD W/ CAP FOUND  
 IRF = IRON ROD FOUND  
 R.O.W. = RIGHT-OF-WAY  
 C.M. = CONTROLLING MONUMENT  
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 VOL. = VOLUME  
 PG. = PAGE  
 INST. NO. = INSTRUMENT NUMBER

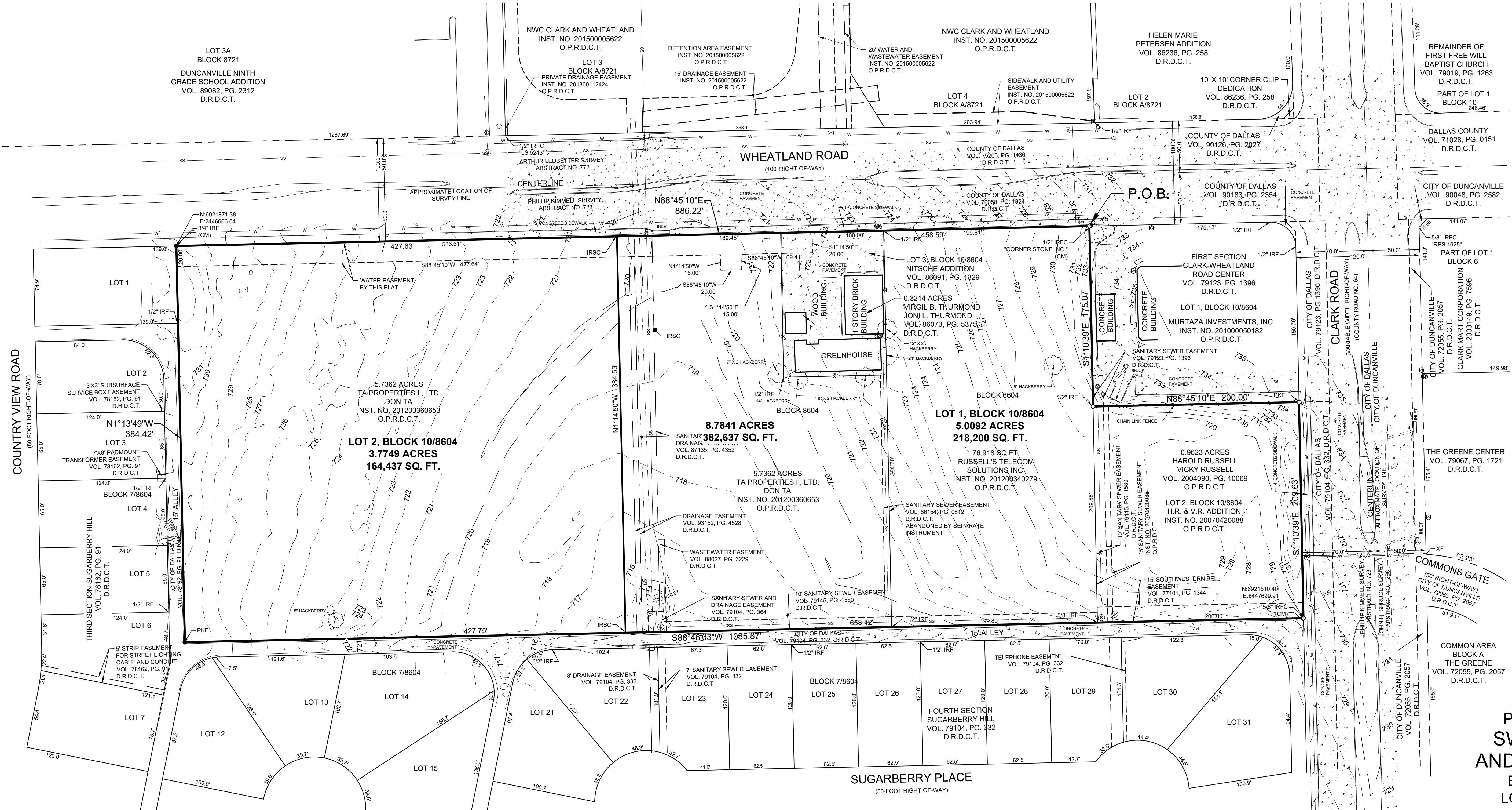


**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

**LEGEND**

⊠	ROOF DRAIN	⊠	MAIL BOX
⊠	CABLE TV HANDHOLE	⊠	SANITARY SEWER CLEAN OUT
⊠	CABLE TV MANHOLE	⊠	SANITARY SEWER MANHOLE
⊠	CABLE TV MARKER FLAG	⊠	SANITARY SEWER MARKER FLAG
⊠	CABLE TV MARKER SIGN	⊠	SANITARY SEWER MARKER SIGN
⊠	CABLE TV VAULT	⊠	SANITARY SEWER VAULT
⊠	COMMUNICATIONS BOX	⊠	STORM SEWER BOX
⊠	COMMUNICATIONS HANDHOLE	⊠	STORM SEWER DRAIN
⊠	COMMUNICATIONS MANHOLE	⊠	STORM SEWER MANHOLE
⊠	COMMUNICATIONS MARKER FLAG	⊠	STORM SEWER MARKER FLAG
⊠	COMMUNICATIONS MARKER SIGN	⊠	STORM SEWER MARKER SIGN
⊠	COMMUNICATIONS VAULT	⊠	TRAFFIC BARRIER
⊠	ELEVATION BENCHMARK	⊠	TRAFFIC BOLLARD
⊠	FIBER OPTIC BOX	⊠	TRAFFIC BOX
⊠	FIBER OPTIC HANDHOLE	⊠	TRAFFIC SIGNAL
⊠	FIBER OPTIC MANHOLE	⊠	TRAFFIC SIGNAL
⊠	FIBER OPTIC MARKER FLAG	⊠	TRAFFIC MARKER
⊠	FIBER OPTIC MARKER SIGN	⊠	TRAFFIC MARKER SIGN
⊠	FIBER OPTIC VAULT	⊠	TRAFFIC VAULT
⊠	MONITORING WELL	⊠	UNIDENTIFIED BOX
⊠	GAS HANDHOLE	⊠	UNIDENTIFIED HANDHOLE
⊠	GAS METER	⊠	UNIDENTIFIED MANHOLE
⊠	GAS MANHOLE	⊠	UNIDENTIFIED MARKER FLAG
⊠	GAS MARKER FLAG	⊠	UNIDENTIFIED MARKER SIGN
⊠	GAS SIGN	⊠	UNIDENTIFIED POLE
⊠	GAS TANK	⊠	UNIDENTIFIED TANK
⊠	GAS VAULT	⊠	UNIDENTIFIED VALVE
⊠	GAS VALVE	⊠	UNIDENTIFIED VALVE
⊠	TELEPHONE BOX	⊠	UNIDENTIFIED VALVE
⊠	TELEPHONE HANDHOLE	⊠	TREE
⊠	TELEPHONE MANHOLE	⊠	WATER BOX
⊠	TELEPHONE MARKER FLAG	⊠	FIRE DEPT. CONNECTION
⊠	TELEPHONE MARKER SIGN	⊠	WATER HANDHOLE
⊠	PIPELINE MARKER SIGN	⊠	WATER VAULT
⊠	ELECTRIC BOX	⊠	WATER METER
⊠	FLOOD LIGHT	⊠	WATER MANHOLE
⊠	GUY ANCHOR POLE	⊠	WATER MARKER FLAG
⊠	ELECTRIC HANDHOLE	⊠	WATER MARKER SIGN
⊠	ELECTRIC MANHOLE	⊠	WATER VALVE
⊠	ELECTRIC MARKER FLAG	⊠	WATER VALVE
⊠	ELECTRIC MARKER SIGN	⊠	AIR RELEASE VALVE
⊠	LIGHT STANDARD	⊠	WATER WELL
⊠	ELECTRIC METER	⊠	IRFC 8" IRON ROD W/ "X" CAP SET
⊠	ELECTRIC MANHOLE	⊠	IRFC IRON ROD WITH CAP FOUND
⊠	ELECTRIC MARKER FLAG	⊠	MNS MAG NAIL SET
⊠	ELECTRIC MARKER SIGN	⊠	MNS MAG NAIL SET
⊠	UTILITY POLE	⊠	IRFC IRON ROD FOUND
⊠	ELECTRIC TRANSFORMER	⊠	IRFC IRON ROD FOUND
⊠	ELECTRIC VAULT	⊠	IRFC IRON PIPE FOUND
⊠	HANDICAPPED PARKING	⊠	ADP ALUMINUM DISK FOUND
⊠	FLARE POLE	⊠	X" CUT IN CONCRETE SET
⊠	MARQUEE/BILLBOARD	⊠	X" CUT IN CONCRETE FOUND
⊠	BORE LOCATION	⊠	P.O.B. POINT OF BEGINNING
⊠	FLARE POLE	⊠	P.O.C. POINT OF COMMENCING
⊠	GREASE TRAP		



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM EXISTING PLATTED LOTS AND DEDICATE EASEMENTS
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
  4. ALL STRUCTURES ARE TO BE REMOVED.

**OWNER:**  
 HAROLD RUSSELL  
 8825 CLARK RD  
 DALLAS TX, 75156  
 PHONE: 972-780-4110

**OWNER:**  
 RUSSELLS TELECOM SOLUTIONS, INC  
 7030 W WHEATLAND ROAD  
 DALLAS TX 75156  
 CONTACT: VICKY B RUSSELL  
 AND HAROLD R RUSSELL  
 PHONE: 972-780-4110

**OWNER:**  
 TA PROPERTIES II LTD  
 7080 W WHEATLAND ROAD  
 DALLAS TX, 75156  
 CONTACT: HUYN TA & DON TA  
 PHONE: 214-497-8136

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 CONTACT: SARAH BETH WHITE, P.E.  
 PHONE: 972-770-1300

**PRELIMINARY PLAT  
 SWC WHEATLAND  
 AND CLARK ADDITION  
 BEING A REPLAT OF  
 LOT 3, BLOCK 10/8604  
 NITSCHKE ADDITION AND  
 LOT 2, BLOCK 10/8604  
 H.R. & V.R. ADDITION  
 AND BEING 8.7841 ACRES OUT OF THE  
 PHILLIP KIMMELL SURVEY, ABSTRACT NO. 723  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-218**

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	1" = 50'
Drawn by	DWP
Checked by	DAB
Date	JUNE 2017
Project No.	064507001
Sheet No.	1 OF 2

**OWNERS CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF DALLAS**

**WHEREAS**, Russells Telecom Solutions, Inc. TA Properties II, Ltd. Joni L. Thurmond, Virgil B. Thurmond, and Russell Harold, are the owners a tract of land situated in the Phillip Kimmell Survey, Abstract No. 723, City of Dallas Block 8604, City of Dallas, Dallas County, Texas and being all of a 76,918 square foot tract of land described in Deed Without Warranty to Russells Telecom Solutions Inc., recorded in Instrument No. 201200340279, Official Public Records of Dallas County, Texas; all of Lot 2, Block 10/8604 H.R. & V.R. Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 20070420088, Official Public Records of Dallas County, Texas, being all of a 0.9623 acre tract of land described in Warranty Deed to Harold Russell and Vicky Russell, recorded in Volume 2004090, Page 10069, Official Public Records of Dallas County, Texas; all of Lot 3, Block 10/8604, Nitsche Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86091, Page 1329, Deed Records of Dallas County, Texas, being all of a 0.3214 acre tract of land described in Warranty Deed to Virgil B. Thurmond and Joni L. Thurmond, recorded in Volume 86073, Page 5375, Deed Records of Dallas County, Texas; and being part of a 5.7362 acre tract of land described in General Warranty Deed to TA Properties II, Ltd., and Don TA, recorded in Instrument No. 201200360653, Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped "Corner Stone Inc." found in the south right-of-way line of Wheatland Road (a 100-foot wide right-of-way) at the northwest corner of Lot 1, Block 10/8604, First Section Clark-Wheatland Road Center, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 79123, Page 1396, Deed Records of Dallas County, Texas;

**THENCE** departing said south right-of-way line and with the west line of said Lot 1, Block 10/8604, South 1°10'39" East, a distance of 175.07 feet to a 1/2" iron rod found at the southwest corner of said Lot 1, Block 10/8604;

**THENCE** with the south line of said Lot 1, Block 10/8604, North 88°45'10" East, a distance of 200.00 feet to a PK nail found in the west right-of-way line of Clark Road (a variable width right-of-way) at the southeast corner of said Lot 1, Block 10/8604;

**THENCE** with said west right-of-way line, South 1°10'39" East, a distance of 209.63 feet to a 5/8" iron rod with plastic cap found at the northeast corner of a 15-foot wide alley;

**THENCE** departing said west right-of-way line and with the north line of said 15-foot wide alley, South 88°46'03" West, passing at a distance of 200.00 feet, a 5/8" iron rod found at the southwest corner of said Lot 2, Block 10/8604, continuing with said north right-of-way line, at a distance of 399.80 feet, passing a 1/2" iron rod found at the southwest corner of said 76,918 square foot tract, continuing with said north right-of-way line in all a total distance of 1085.87 feet to a PK nail found at the southwest corner of said 5.7362 acre tract;

THENCE with the east line of said 15-foot wide alley, North 1°13'49" West, a distance of 384.42 feet to a 3/4-inch iron rod found in said south right-of-way line and being the northwest corner of said 5.7362 acre tract

**THENCE** with said south right-of-way line, North 88°45'10" East, at a distance of 586.61 feet, passing a 1/2" iron rod found at the northeast corner of said 0.3214 acre tract, continuing with said south right-of-way line, in all a total distance of 886.22 feet to the **POINT OF BEGINNING** and containing 8.7841 acres or 382,637 square feet of land.

Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

**OWNER'S DEDICATION**

**STATE OF TEXAS  
COUNTY OF DALLAS**

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

That, **Russells Telecom Solutions, Inc. TA Properties II, Ltd. Joni L. Thurmond, Virgil B. Thurmond, and Russell Harold** acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **SWC WHEATLAND AND CLARK 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: **Russells Telecom Solutions, Inc.**

By: \_\_\_\_\_  
Vicky Russell

By: \_\_\_\_\_  
Harold Russell

**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 Vicky and Harold Russell, known to me to be the persons 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

By: \_\_\_\_\_  
Vicky Russell

By: \_\_\_\_\_  
Harold Russell

**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 Vicky and Harold Russell, known to me to be the persons 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

By: **TA Properties II, Ltd.**

By: \_\_\_\_\_  
Huyen M. Ta

By: \_\_\_\_\_  
Don Ta

**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 Huyen M. Ta, and Don Ta known to me to be the persons 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

By: \_\_\_\_\_  
Joni L. Thurmond

By: \_\_\_\_\_  
Virgil B. Thurmond

**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 Joni L. and Virgil B. Thurmond, known to me to be the persons 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

OWNER:  
HAROLD RUSSELL  
8825 CLARK RD  
DALLAS TX, 75156  
PHONE: 972-780-4110

OWNER:  
TA PROPERTIES II LTD  
7080 W WHEATLAND ROAD  
DALLAS TX, 75156  
CONTACT: HUYN TA & DON TA  
PHONE: 214-497-8136

OWNER:  
RUSSELLS TELECOM SOLUTIONS, INC.  
7030 W WHEATLAND ROAD  
DALLAS TX 75156  
CONTACT: VICKY B RUSSELL  
AND HAROLD R RUSSELL  
PHONE: 972-780-4110

OWNER:  
JONI L. THURMOND AND  
VIRGIL B. THURMOND  
7044 W WHEATLAND ROAD  
DALLAS TX, 75156  
PHONE: 469-358-6938

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
CONTACT: SARAH BETH WHITE, P.E.  
PHONE: 972-770-1300

**SURVEYOR'S STATEMENT**

I, Dana Brown, 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 \_\_\_\_\_, 2017.

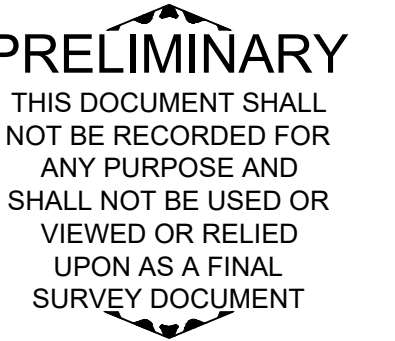
\_\_\_\_\_  
Dana Brown  
Registered Professional Land Surveyor No. 5336  
Kimley-Horn and Associates, Inc.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
Ph. 972-770-1300  
dana.brown@kimley-horn.com

**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 Dana Brown 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**PRELIMINARY PLAT  
SWC WHEATLAND  
AND CLARK ADDITION  
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**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	DAB	JUNE 2017	064507001	2 OF 2