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 COUNTY CLERK  
 DALLAS COUNTY, TEXAS

# FINAL PLAT HICKMAN WEST INDUSTRIAL PARK

## PLAT II

Submitted for Platting to the  
 City of Dallas, Texas  
 by  
 Key Bratney Co.  
 3100 SOUTHWEST ST.  
 URBANVILLE, TEXAS 75082  
 PH (512) 270-2417

**OWNER/DEVELOPER:**  
 KEY BRATNEY CO.  
 3100 SOUTHWEST ST.  
 URBANVILLE, TEXAS 75082  
 PH (512) 270-2417



- LEGEND**
- SET 1/2" IRON ROD WITH NO. 4640 CAP
  - ▲ FOUND IRON ROD/PIPE
  - ▲ SECTION CORNER MONUMENT
  - SF SQUARE FEET
  - XXX STREET ADDRESS
  - P.U.E. PUBLIC UTILITY EASEMENT

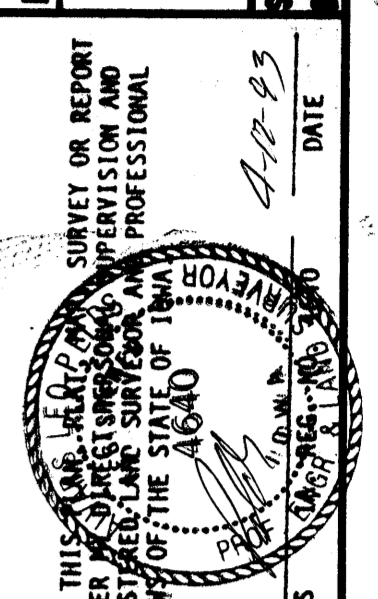
### LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S0°10'15"E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1681.28 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E 774.31 FEET; THENCE S0°10'15"E 961.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE S89°54'12"W ALONG SAID SOUTH LINE 774.31 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 35; THENCE N0°10'15"W 962.94 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 17.11 ACRES, MORE OR LESS.

### NOTES:

- 1) ALL LOTS IN THIS PLAT ARE SUBJECT TO PROTECTIVE COVENANTS OF HICKMAN WEST INDUSTRIAL PARK.
- 2) WASTE WATER DISPOSAL UTILITIES SEPTIC TANKS AND LATERAL FIELDS WILL BE USED UNTIL PUBLIC SEWER IS AVAILABLE OR AN APPROVED MECHANICAL SYSTEM. PERCOLATION IS ADEQUATE TO SUPPORT LATERAL SYSTEMS. LOT SIZES ARE NOT TO BE DECREASED UNTIL PUBLIC SEWER IS AVAILABLE.



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

*Travis L. Pelus*  
 May 25, 2017

Approved 5/10/17  
*Paul H. Hall, City Clerk*

HICKMAN WEST INDUSTRIAL PARK	
A. LEO PELUS ENGINEERING CO.	
1372 E. 12TH STREET DES MOINES, IOWA 50316 PH (515) 265-8196	
PLAT II FINAL PLAT	
WAUKEE IOWA	
Scale 1"=40' Feet	DATE 5/10/17
JOB NO. 15067	DATE 5/10/17
DWG. NO. 10073	

