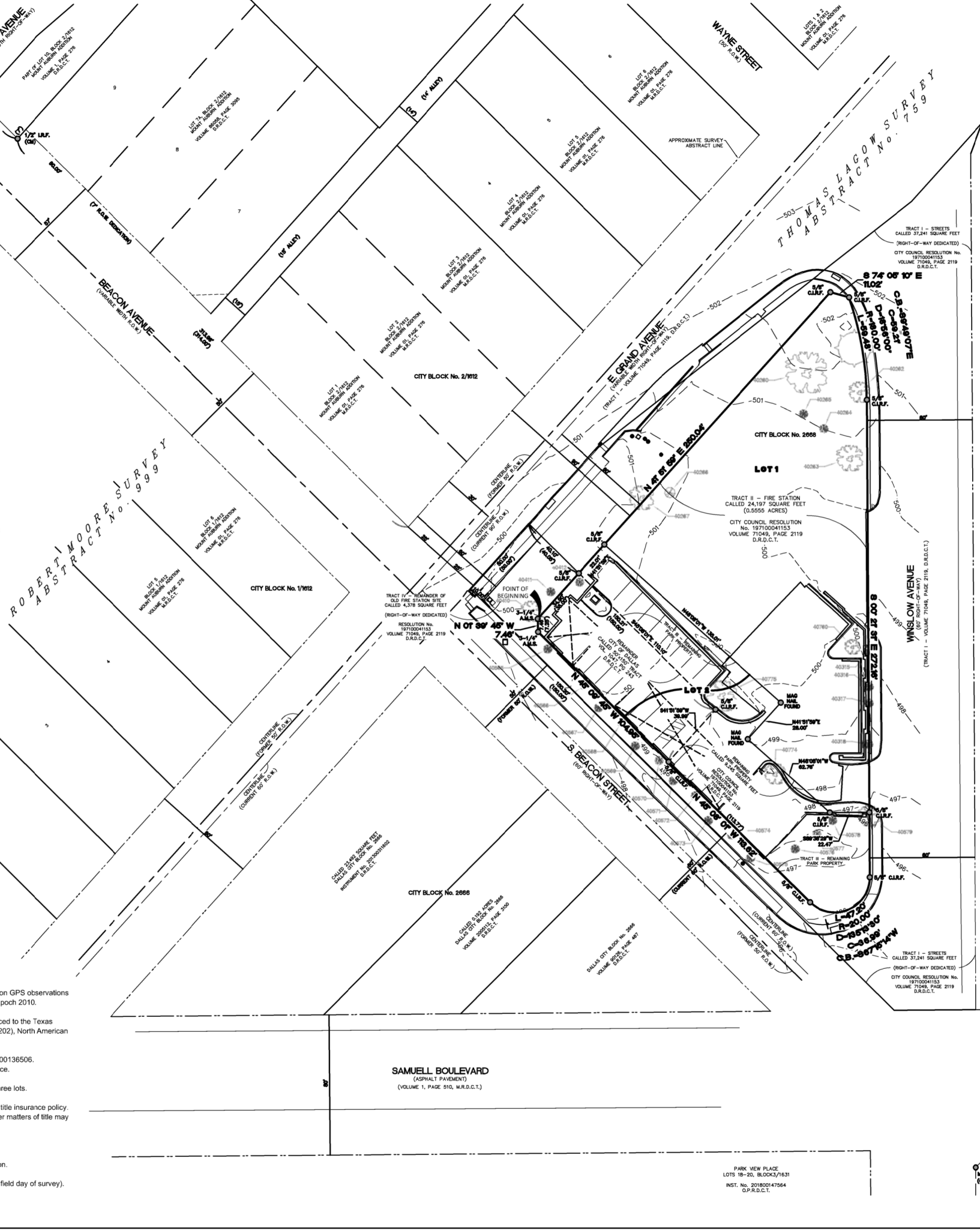


- LEGEND**
- MONUMENT FOUND OR SET (AS NOTED)
  - CL.R.F. IRON ROD FOUND WITH PLASTIC CAP STAMPED "JO DALLAS ENG."
  - A.M.S. 3-1/4" ALUMINUM MONUMENT WITH CAP STAMPED "FIRE AND RESCUE No. 19 ADDITION"
  - C.M. CONTROLLING MONUMENT
  - BOUNDARY LINE
  - - - RIGHT-OF-WAY LINE
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - Sq. Ft. SQUARE FEET
  - INST. No. INSTRUMENT NUMBER
  - VOL. / PG. VOLUME / PAGE
  - (XXX.XX) RECORD CALL

TREE TAG	GENERAL	DIAMETER
40280	UNKNOW	28
40281	UNKNOW	34
40282	OAK	34
40283	OAK	34
40284	CREPE MYRTLE	8
40285	CREPE MYRTLE	8
40286	FLACOURTIA	8
40287	OAK	38
40315	CREPE MYRTLE	3
40316	CREPE MYRTLE	3
40317	CREPE MYRTLE	4
40318	CREPE MYRTLE	4
40319	OAK	34
40320	OAK	34
40321	CREPE MYRTLE	CLUSTER
40322	CREPE MYRTLE	CLUSTER
40323	CREPE MYRTLE	CLUSTER
40324	CREPE MYRTLE	CLUSTER
40325	CREPE MYRTLE	CLUSTER
40326	CREPE MYRTLE	CLUSTER
40327	CREPE MYRTLE	CLUSTER
40328	CREPE MYRTLE	CLUSTER
40329	CREPE MYRTLE	CLUSTER
40330	CREPE MYRTLE	CLUSTER
40331	CREPE MYRTLE	CLUSTER
40332	CREPE MYRTLE	CLUSTER
40333	OAK	38
40334	OAK	34
40335	OAK	34
40336	OAK	34

- NOTES:**
- Bearings, distances, and coordinates are based upon GPS observations of the Allterra Central Virtual Reference Network, Epoch 2010.
  - The horizontal datum (basis of bearings) is referenced to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum 1983 (2011).
  - The surface adjustment factor for this project is 1.000136506. Coordinates, distances, and areas shown are surface.
  - The purpose of this plat is to create two lots from three lots.
  - This survey was performed without the benefit of a title insurance policy. Easements, encumbrances, setback lines, and other matters of title may exist and may not be shown hereon.
  - All monuments are set or found as shown hereon.
  - Controlling boundary monuments are shown hereon.
  - Date of Survey: November 4, 2020 (indicates final field day of survey).



**LAND DESCRIPTION**

BEING a 37,824 square foot (0.8683 acre) parcel of land in the Thomas Lagow Survey, Abstract No. 789, City of Dallas, Dallas County, Texas, and being part of Official Dallas City Block No. 2668, and being all of Tract II - Fire Station and Tract III - Remaining Park Property described in City Council Resolution No. 197100041153, as recorded in Volume 71049, Page 2119, Deed Records, Dallas County, Texas (D.R.D.C.T.) and the remainder of a called 50'x150' tract of land (herein referred to as "Remainder tract") as recorded in Volume 1047, Page 243, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3-1/4" aluminum monument stamped "Fire and Rescue Station No. 19 Addition" set at the northern intersection of E. Grand Avenue (a 90' right-of-way at this point) and S. Beacon Street (a 60' right-of-way), same being a westerly corner of said Remainder tract;

**THENCE** North 41°51'59" East, with the southeasterly right-of-way line of said E. Grand Avenue, passing at a distance of 34.90 feet a 5/8" iron rod with plastic cap stamped JQ Dallas, ENG (herein referred to as "capped iron rod") found for the northerly corner of said Remainder tract, same being the westerly corner of said Tract III, and passing at a distance of 54.91 feet a capped iron rod found for the northerly corner of said Tract III, same being the southwesterly corner of said Tract II, and continuing a total distance of 250.04 feet to a 5/8" iron rod with plastic cap stamped JQ Dallas, ENG to a capped iron rod found for the northerly corner of said Tract II;

**THENCE** South 74°05'10" East, a distance of 11.02 feet to a capped iron rod found at the beginning of a curve to the right having a central angle of 18°58'00", a radius of 180.00 feet, and a chord bearing South 09°49'07" East, a chord distance of 59.21 feet;

**THENCE** with said curve to the right, an arc distance of 59.48 feet to a capped iron rod found for corner on the west right-of-way line of said Winslow Avenue and the east line of said Tract II;

**THENCE** South 00°21'31" East, with the common west right-of-way line of said Winslow Avenue and the east line of said Tract II, passing at a distance of 235.16 feet a capped iron rod found for the southeast corner of said Tract II, same being the northeasterly corner of said Tract III, and continuing a total distance of 272.16 feet to a capped iron rod found at the beginning of a curve to the right, having a central angle of 135°13'30", radius of 20.00 feet, and a chord bearing South 67°15'14" West, a chord distance of 36.99 feet;

**THENCE** with said curve to the right, an arc distance of 47.20 feet to a capped iron rod found for corner on the northeasterly right-of-way line of said S. Beacon Street;

**THENCE** North 45°08'01" West, with the common northeasterly right-of-way line of said S. Beacon Street and the southwesterly line of said Tract III, a distance of 113.62 feet to a capped iron rod found for the southwesterly corner of said Tract III and the southeasterly corner of said Remainder tract;

**THENCE** North 45°09'45" West, with the common northeasterly right-of-way line of said S. Beacon Street and southwesterly line of said Remainder tract, a distance of 104.95 feet to a 3-1/4" aluminum monument stamped "Fire and Rescue Station No. 19 Addition" set for the southern intersection of said S. Beacon Street and said E. Grand Avenue, same being a westerly corner of said Remainder tract;

**THENCE** North 01°39'46" West, a distance of 7.46 feet to the **POINT OF BEGINNING**, containing 37,824 square feet (0.8683 acres) of land, more or less.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF DALLAS, does hereby adopt this plat, designating the hereon described property as FIRE AND RESCUE STATION No. 19, 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 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 \_\_\_\_\_, 2021

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

CERTIFICATION:

I, Sean I. Compton, 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

Dated this the \_\_\_ day of \_\_\_\_\_, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be viewed or relied upon as a final survey document.

Name: SEAN I. COMPTON  
Registered Professional Land Surveyor  
Texas No. 6766  
Date of Survey: 04/03/2020

COUNTY OF DALLAS )  
STATE OF TEXAS )

BEFORE ME, the undersigned authority on this day personally appeared \_\_\_\_\_, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_ day of \_\_\_\_\_, 2021

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**

**FIRE AND RESCUE STATION No. 19 ADDITION**

Being a part of the of the Official Dallas City Block No. 2668, and being all of Tract II and Tract III, in the City Council Resolution No. 197100041153 recorded in Volume 71049, Page 2119 and being the remainder of a 50'x150' tract of land recorded in Volume 1047, Page 243 Deed Records, Dallas County, Texas City Plan File No. S201-643

**ENGINEERING FIRM**

JQ INFRASTRUCTURE  
100 GLASS STREET, SUITE 201  
DALLAS, TX 75207  
Phone: (214) 752-9098  
T.B.P.E.L.S. Firm No. 10193718

**LAND SURVEYOR**

JQ INFRASTRUCTURE  
100 GLASS STREET, SUITE 201  
DALLAS, TX 75207  
Phone: (214) 752-9098  
T.B.P.E.L.S. Firm No. 10193718

**OWNER**

CITY OF DALLAS, TEXAS  
1500 MARILLA STREET  
DALLAS, TX 75201  
Phone: (214) 670-3111

**shaping the built environment**

**JQ INFRASTRUCTURE**  
100 GLASS STREET, SUITE 201  
DALLAS, TEXAS 75207  
P. 214.752.9098  
JQENG.COM  
TX L.S. REG. NO. 4200271 TEXAS LAND SURVEYING FIRM REGISTRATION NO. 10193718