



LEGEND

	1/2" R.F. FOUND		X-CUT FOUND		TELE BOX		UTILITY POLE		BRICK SET WALL		CONCRETE
	3/4" R.F. FOUND		1" R.F. FOUND		CABLE BOX		WATER METER		STONE SET WALL		GRAVEL
	1" R.F. FOUND		1" R.F. FOUND		SAN. SEW. MH.		GAS METER		GUY WIRE ANCHOR		BARBED WIRE FENCE
	1" R.F. FOUND		1" R.F. FOUND		IRRIGATION VALVE		A.C. P.D.		IRON FENCE		EMBANKMENT
	1" R.F. FOUND		1" R.F. FOUND		WATER VALVE		CHAINLINK FENCE		BOUNDARY		WOOD DECK
	1" R.F. FOUND		1" R.F. FOUND		STORAGE TANK		TRANS. BOX		WOOD FENCE		BUILDING WALL
	1" R.F. FOUND		1" R.F. FOUND		FIRE HYDRANT		HIGH BANK LINE		COVERED AREA		THEE
	1" R.F. FOUND		1" R.F. FOUND		SAN. SEW. CO.		ASPHALT				
	1" R.F. FOUND		1" R.F. FOUND		LIGHT POLE		POOL EQUIP.				

GENERAL NOTES

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON.
2. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE UNLESS NOTED OTHERWISE.
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5. THE PURPOSE OF THIS PLAN IS TO COMBINE TWO PREVIOUSLY PLATTED LOTS INTO ONE PLATTED LOT.
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7. EXISTING STRUCTURE IS TO REMAIN.

BLOCK A/6212

THE SOUTH BUCKNER 4520 LP INSTRUMENT NO. 201900029382 OF R.D.C.T.

10' DEDICATED FOR WIDENING FORNEY ROAD VOLUME 22166 PAGE 2288 D.R.D.C.T.

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OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Landscape Structures Inc is the sole owner of a tract of land located in the GIDEON PEMBERTON SURVEY, Abstract no. 1152, Dallas County, Texas, and being all of Lot 4A and part of Lot 5A, Block A/6213, of REVISION OF PART OF 1ST SECTION BUCKNER PARK INDUSTRIAL DISTRICT, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69036, Page 2388, Deed Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to Landscape Structures Inc, recorded in Instrument No. 201800084149, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Buckner Park King RPLS 5310" set in the North line of Forney Road, passing at right-of-way, at the Southwest corner of Lot 3-C, Block A/6213 of Replat of Lot 3-C, Buckner Park Industrial District Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91032, Page 698, Map Records, Dallas County, Texas;

Thence South 89°44'41" West, along said North line of Forney Road, passing at 200.00' the South common corner of said Lots 4A and 5A, continuing a total distance of 222.71' to a cross-cut found for corner in concrete paving at the East corner of right-of-way dedication to the County of Dallas, recorded in Volume 89002, Page 4866, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a central angle of 04°00'00", a radius of 2,290.90' and a chord bearing and distance of North 88°15'25" West, 159.90'.

Thence West along said curve to the right and said North line of Forney Road dedication, an arc distance of 159.93' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Buckner Park King RPLS 5310" set for corner.

Thence North 86°14'59" West, along said North line of Forney Road dedication, a distance of 17.52' to a "Y" cut found in the concrete base of a chain link fence post in the common line of said Lot 5A and Lot 6A of said Block A/6213, from which bears a 1/2" iron rod found for controlling monument, North 88°47'35" West, a distance of 367.07'.

Thence North 00°15'19" West, a distance of 458.09' to a "Y" cut found a concrete runner in the South line of Lot 9 of said Block A/6213, at the North common corner of said Lots 5A and 6A, from which bears an "X" cut found in said concrete runner at North 87°26'21" East, a distance of 0.172'.

Thence North 88°52'11" East, a distance of 10.01' to an "X" cut found in said concrete runner in the Southwest line of Lot 10 of said Block A/6213, at the East corner of said Lot 9, said point being in a non-tangent curve to the left having a central angle of 54°14'13", a radius of 483.28' and a chord bearing and distance of South 62°31'28" East, 440.59'.

Thence Southeast along said curve to the left and said Southwest line of said Lot 10, an arc distance of 457.48' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Buckner Park King RPLS 5310" set at the North common corner of said Lot 5-C and Lot 4A.

Thence South 00°15'19" East, a distance of 260.02' to the PLACE OF BEGINNING and containing 123,043 square feet or 2.981 acres of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 information, 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, 1 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 (f) and the digital drawing the accompanying this is a precise representation of this signed Final Plat.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20__.

PRELIMINARY RELEASED 4/5/2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Barbara King, KNOWN BY 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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this _____ day of _____, 20__.

Notary Public _____

Witness: my hand at Dallas, Texas, this the day of _____, 20__.

Landscape Structures Inc
By: _____
Barbara King, Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED John S. Turner, KNOWN BY 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 20__.

Notary Public _____

Witness: my hand at Dallas, Texas, this the day of _____, 20__.

Landscape Structures Inc
By: _____
Barbara King, Owner

STATE OF TEXAS

COUNTY OF DALLAS

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Notary Public _____

Witness: my hand at Dallas, Texas, this the day of _____, 20__.

Landscape Structures Inc
By: _____
Barbara King, Owner

A&W SURVEYORS, INC.
Professional Land Surveyors

TEASAS REGISTRATION NO. 100173400
P. O. BOX 87020, MESQUITE, TX, 75187
PHONE: (972) 881-4975 FAX: (972) 881-4954
WWW.AANDWSURVEY.COM

~ PROPERTY ADDRESS: 8145 & 8131 Forney Road ~

Owner: Landscape Structures, Inc
- 601 S. W. 101st - Dallas, Texas 75248 -
- 6177/182556 -
- 6177/182556 -

PRELIMINARY PLAT
BUCKNER PARK KING
LOT 4B, BLOCK A/6213
BEING A REPLAT OF
LOTS 4A AND 5A, BLOCK A/6213
AN ADDITION TO THE CITY OF DALLAS,
GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1152
CITY PLAN FILE NO. S 189-188