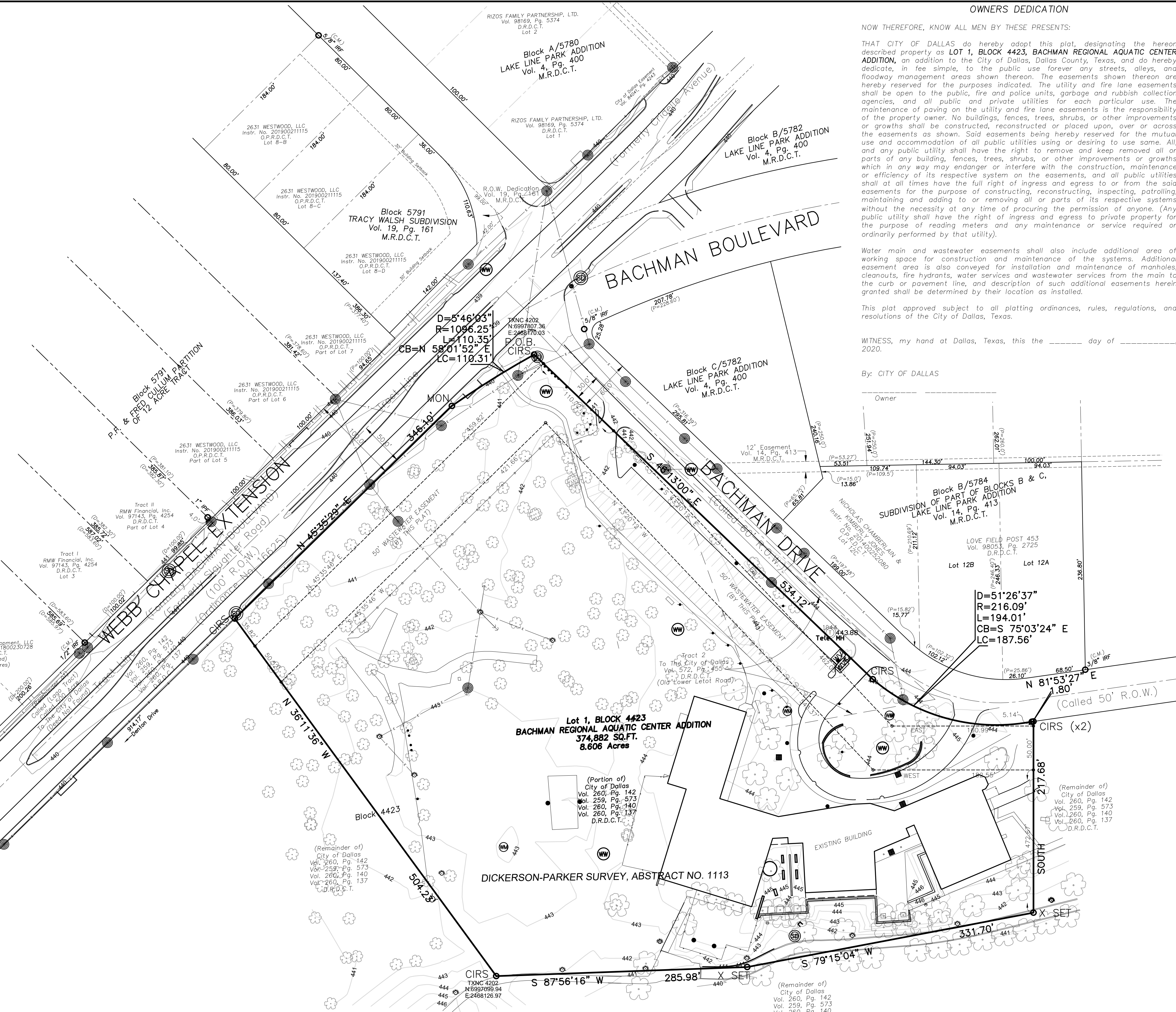


- LEGEND
- property corner
- guy wire
- storm manhole
- telephone manhole
- ballard
- power pole
- gas meter
- sanitary sewer manhole
- irrigation control valve
- fire hydrant
- grate inlet
- metal post
- tree
- light standard
- sign
- water vault
- water meter
- light pole
- chainlink fence
- wrought iron fence
- overhead electric line
- overhead telephone line



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CITY OF DALLAS do hereby adopt this plat, designating the hereon described property as LOT 1, BLOCK 4423, BACHMAN REGIONAL AQUATIC CENTER ADDITION...

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...

This plot 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 _____ 2020.

By: CITY OF DALLAS

COUNTY OF DALLAS)
STATE OF TEXAS)
WHEREAS, CITY OF DALLAS, are the owner of one Lot of land situated in the DICKERSON-PARKER SURVEY, ABSTRACT NO. 1113, Dallas County, Texas, further being described as follows:
BEING a 374,882 square foot (8.606 acre) tract of land situated in the DICKERSON-PARKER SURVEY, ABSTRACT NO. 1113, City of Dallas, Dallas County, Texas, same being all of Proposed Lot 1, Block 4423, of the BACHMAN REGIONAL AQUATIC CENTER ADDITION...

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation...

PRELIMINARY
RELEASED 04/18/20 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____ 2020.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS)
COUNTY OF DALLAS)
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared CITY OF DALLAS known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____ 2020.

NOTARY PUBLIC in and for the State of Texas

GENERAL PLAT NOTES
- Purpose of the Plat is to create 1 Lot from an overall 619 acre tract of land.
1/2" IRF = 1/2" Iron Rod Found
3/8" IRF = 3/8" Iron Rod Found
5/8" IRF = 5/8" Iron Rod Found
MON. = Aluminum Monument stamped, "Aquatic Center Addition", set for corner.
CIRS = 1/2" iron rod with blue plastic cap stamped "ARS ENGINEERS" set
SQ. FT. = Square Foot
D.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
P.O.B. = Point of Beginning
(P-) = Plot Distance
Instr. No. = Instrument Number
Vol. Pg. = Volume Page
Subject property lies within Zone AE (Shaded) according to FEMA's Flood Insurance Rate Map No. 481300330 J, dated August 23, 2001.
Zone AE (Shaded): SPECIAL FLOOD HAZARD AREAS INUNDTED BY 100-YEAR FLOOD: Base flood elevations determined. Base flood elevation = 445'.

OWNER
City of Dallas
Park and Recreation Department
1500 Marilla Street, Room 6FN
Dallas, Texas 75201
Contact: David Mills
214-670-1805
david.mills@dallascityhall.com

ENGINEER
Kimley-Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Contact: Collie Aaker, PE
972-776-1774
collie.aaker@kimley-horn.com

SURVEYOR
ARS Engineers, Inc.
12801 N. Central Expressway, Ste. 1250
Dallas, Texas 75243
Contact: Dustin D. Davison, RPLS
214-317-0685
ddavison@arsengineers.com
Surveying Firm #101319-00

PRELIMINARY PLAT
LOT 1, BLOCK 4423
BACHMAN REGIONAL AQUATIC CENTER
8.606 Acres (374,882 sq.ft.)
Situated in the DICKERSON-PARKER SURVEY
ABSTRACT NUMBER 1113
Being out of a
619 Acre Tract (26,963,640 sq.ft.)
City of Dallas

SCALE 1" = 60'
April 18, 2020

S#190-134

SHEET 1 OF 1

Vertical text on the left edge of the page containing project details and dates.