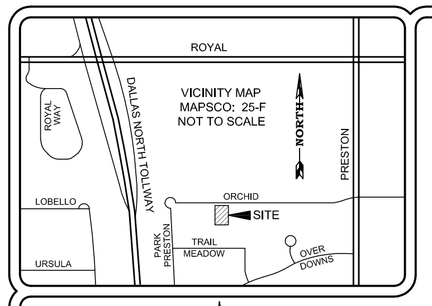

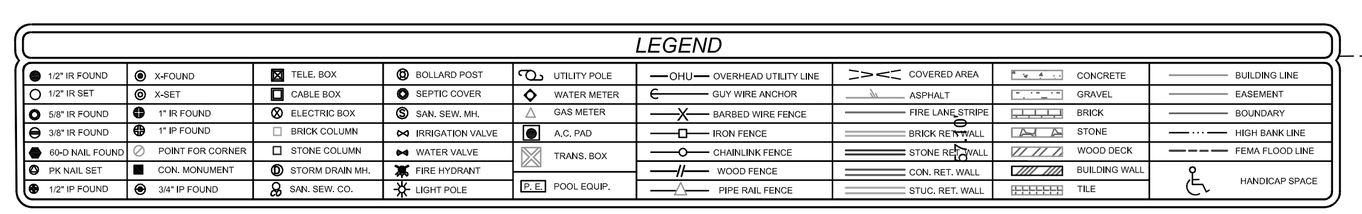

2.5'x2.5' LONE STAR GAS METER EASEMENT

5'x5' D.P.& L. SUBSURFACE SERVICE BOX EASEMENT

7'x8' D.P.& L. CO. PADMOUNT TRANSFORMER EASEMENT

15' ALLEY EASEMENT VOLUME 77096, PAGE 700 D.R.D.C.T.

BLOCK A/5508
PARK PRESTON NO. 2
VOLUME 77096, PAGE 700
D.R.D.C.T.

N

GRAPHIC SCALE 1-INCH = 20 FEET

LOT 36

LOT 37

MOLLY J. MALONE GUY M. COOPER VOLUME 95095, PAGE 2227 D.R.D.C.T.

BRUCE A. BLEAKLET VOLUME 2005148, PAGE 2689 D.R.D.C.T.

DREW WESLEY COLEMAN AND JENNIFER LAURA COLEMAN INSTRUMENT NO. 20160002693 9 O.P.R.D.C.T.

LOT 38

PETER M. ALLEN INSTRUMENT NO. 201800124583 O.P.R.D.C.T.

LOT 39

FMG PROPERTY DEVELOPMENT, LLC INSTRUMENT NO. 202000024832 O.P.R.D.C.T.

ROGER LEON MANDEL AND SUSAN PIZETTE MANDEL INSTRUMENT NO. 201300198454 O.P.R.D.C.T.

JUDY J. WILLOUGHBY VOLUME 98178, PAGE 2375 D.R.D.C.T.

5' D.P.& L. UNDERGROUND STREET LIGHT CABLE EASEMENT VOLUME 77096, PAGE 700 D.R.D.C.T.

10' BUILDING LINE VOLUME 77096, PAGE 700 D.R.D.C.T.

8" WATER

8" SEWER

6" SEWER

21" STORM

N: 7,011,733.2951
E: 2,488,159.8404

PLACE OF BEGINNING

LINE FOR DIRECTIONAL CONTROL

ORCHID LANE

CENTERLINE 50' WIDE PUBLIC RIGHT-OF-WAY VOLUME 77096, PAGE 700 - D.R.D.C.T.

3/8" IRF

N 89°13'57" E 85.00'

1/2" IRF

3/8" IRF MONUMENT RECORD DIGNITY

S89°13'57"W 85.00' TO 3/8" IRF (MRD)

1/2" IRSC FROM WHICH BEARS 1/2" IRF N 72°04'22" W, 0.25'

N89°13'57"E 170.00' TO 1/2" IRF (MRD)

JOAN LAUFENBERG INSTRUMENT NO. 201500132189 O.P.R.D.C.T.

THOMAS E. BLACK, JR. VOLUME 2002089, PAGE 14313 D.R.D.C.T.

MARY JO TOBIN INSTRUMENT NO. 201400160648 O.P.R.D.C.T.

PAUL D. MARKS INSTRUMENT NO. 201000120911 O.P.R.D.C.T.

CORE CAPITAL GROUP, LLC INSTRUMENT NO. 202000006159 O.P.R.D.C.T.

CORE CAPITAL GROUP, LLC INSTRUMENT NO. 202000005448 O.P.R.D.C.T.

JUDY ANN POMARANTZ VOLUME 95107, PAGE 2643 D.R.D.C.T.

DURRELL P. SMITH AND MICHELLE R. SMITH INSTRUMENT NO. 201100232181 O.P.R.D.C.T.

WAYNE P. McCOLLUM AND JANICE McCOLLOM VOLUME 2004180, PAGE 1670 O.P.R.D.C.T.

RICHARD L. JEFFERIES AND ERNESTINE "TINA" A. JEFFERIES REVOCABLE LIVING TRUST VOLUME 2000112, PAGE 22 D.R.D.C.T.

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

BLOCK A/5508
PARK PRESTON NO. 2
VOLUME 77096, PAGE 700
D.R.D.C.T.

N 00°46'03" W 122.50'

S 00°46'03" E 122.50'

10,412 SQUARE FEET OR 0.239 OF AN ACRE

LOT 26A 5,206 SQUARE FEET OR 0.120 OF AN ACRE

LOT 26B 5,206 SQUARE FEET OR 0.120 OF AN ACRE

7.5' ALLEY EASEMENT VOLUME 77096, PAGE 700 D.R.D.C.T.

7.5' ALLEY EASEMENT VOLUME 76245, PAGE 2129 D.R.D.C.T.

1/2" IRSC

MAG NAIL

S 89°13'57" W 85.00'

N: 7,011,611.9473
E: 2,488,246.4736

LOT 16

LOT 15

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

BLOCK A/5508
PARK PRESTON NO. 1
VOLUME 76245, PAGE 2129
D.R.D.C.T.

6" WATER

6" SEWER

TRAIL MEADOW DRIVE

CENTERLINE 50' WIDE PUBLIC RIGHT-OF-WAY VOLUME 76245, PAGE 2129 - D.R.D.C.T.

ABBREVIATIONS

IRSC	IRON ROD SET w/ YELLOW PLASTIC CAP STAMPED "RPLS 5310".
IRSD	IRON ROD SET w/ 3-1/4" ALUMINUM DISK STAMPED "PARK ORCHID 2, RPLS 5310".
MAG NAIL	MAG NAIL WITH 2" WASHER STAMPED "PARK ORCHID 2, RPLS 5310".
IRF	IRON ROD FOUND
MRD	MONUMENT RECORD DIGNITY
O,P,R,D,C,T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D,R,D,C,T.	DEED RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM, OF 1983, NO SCALE OR PROJECTION.
2. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE PLATTED LOT INTO TWO PLATTED LOTS.
3. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5. THERE ARE NO TREES ON SUBJECT PROPERTY.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Core Capital Group, LLC is the sole owner of a tract of land located in the CHARLES G. NEWTON SURVEY, Abstract No. 1091, Dallas, Dallas County, Texas, and being all of Lot 26, Block A/5508, of Park Preston No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77096, Page 700, Deed Records, Dallas County, Texas, and being the same tracts of land described in General Warranty Deed to Core Capital Group, LLC, recorded in Instrument No. 202000005448 and 202000006159, Official Public Records, Dallas County, Texas, and being more partlcularly described as follows:

BEGINNING at a 3/8" iron rod found in the South line of Orchid Lane, a 50' wide public right-of-way, at the North common corner of said Lot 26 and Lot 25 of said Block A/5508;

Thence North 89°13'57" East, along said South line of Orchid Lane, a distance of 85.00' to a 1/2" iron rod found at the North common corner of said Lot 26 and Lot 27 of said Block A/5508;

Thence South 00°46'03" East, passing at a distance of 115.00', a point for corner in the North line of a 15' alley easement dedicated by said Park Preston No. 2, continuing a total distance of 122.50' to a mag nail with a 2" washer stamped "PARK ORCHID 2, RPLS 5310" set in the North line of Lot 17 of Park Preston No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 76245, Page 2129, Deed Records, Dallas County, Texas, at the South common corner of said Lots 26 and 27 and the centerline of said alley easement, in concrete paving;

Thence South 89°13'57" West, along said centerline of alley easement, a distance of 85.00' to a mag nail with a 2" washer stamped "PARK ORCHID 2, RPLS 5310" set at the South common corner of said Lots 26 and 25, in the North line of Lot 18 of said Park Preston No. 1, in concrete paving;

Thence North 00°46'03" West, passing at a distance of 7.50' a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of said alley easement, continuing a total distance of 122.50' to the PLACE OF BEGINNING and containing 10,412 square feet or 0.239 of an acre 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 documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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 _____, 2020.

PRELIMINARY, RELEASED 4-27-2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 therein stated.

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

Notary Public In and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Core Capital Group, LLC, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as ***PARK ORCHID 2,*** 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 the _____day of _____, 2020.

By:
Core Capital Group, LLC

_____
Ryan Milstein, President

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 Ryan Milstein, 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 the _____ day of _____, 2020.

_____
Notary Public in and for The State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 5720 and 5722 Orchid Lane ~
Owner: Core Capital Group, LLC
~ 5720 LBJ Frwy., #123, Dallas, TX 75240 ~
~ 972-855-8936 ~

Job No. 20-0442	Drawn by: 543	Date:04-27-'20	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

PARK ORCHID 2
LOTS 23A AND 23B, BLOCK A/5508

BEING ALL OF LOT 26, BLOCK A/5580
PARK PRESTON NO. 2

CHARLES G. NEWTON SURVEY, ABSTRACT NO. 1091
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-147
ENGINEERING NUMBER 311T-____