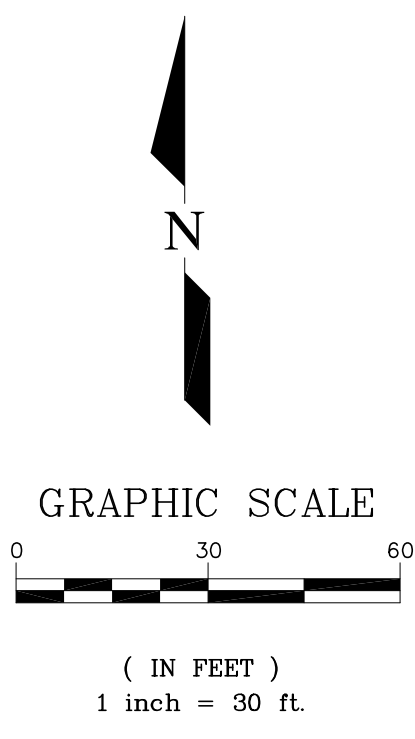


JAMESTOWN ROAD
 15' R.O.W.
 ORDINANCE NO. 3712



LAND DESCRIPTION

OWNERS DEDICATION

BEING a 27,230 square foot (0.6251 acres) parcel of land in the Charles Newton Survey, Abstract No. 1097, City of Dallas, Dallas County, Texas, and being part of Official Dallas City Block No. 5505, and being all of that certain tract of land described in warranty deed to the City of Dallas, as recorded in Volume 4650, Page 346, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of Lot 1, Block B/5505, a subdivision of part of Block 5505, an addition to the City of Dallas, as recorded in Volume 67203, Page 40, Plat Records, Dallas County, Texas (P.R.D.C.T.);

THENCE North 00°53'26" West, a distance of 3.03 feet to the **POINT OF BEGINNING**;

BEGINNING at a 3-1/4" aluminum disk stamped "Fire and Rescue Station No. 41 Addition" (Northing=7,012,634.24, Easting=2,488,190.21) set at the northwest corner of the herein described tract, same being in the south right-of-way line of Royal Lane (variable width at this point);

THENCE North 89°34'15" East, with the south right-of-way line of said Royal Lane, a distance of 150.04 feet to a 3-1/4" aluminum disk stamped "Fire and Rescue Station No. 41 Addition" (Northing=7,012,633.12, Easting=2,488,430.21) set at the northeast corner of the herein described tract;

THENCE South 00°53'12" East, passing at a distance of 3.95 feet the northwest corner of that certain tract of land described as Tract B in general warranty deed to 5952 Royal Limited Partnership, as recorded in Volume 90205, Page 1843, D.R.D.C.T. and continuing with the west line of said Tract B and the east line of the herein described tract, a distance of 180.00 feet to a 1/2" iron rod (controlling monument) found for the eastern northeast corner of that certain tract of land described in Declaration for Royal Lane Condominiums, as recorded in Volume 78004, Page 637, Condominium Records, Dallas County, Texas;

THENCE South 89°15'52" West, with the eastern north line of said Condominium tract and the south line of the herein described tract, passing at a distance of 148.29 feet a 1/2" iron rod found (controlling monument), and continuing a total distance of 150.00 feet to a 3-1/4" aluminum disk stamped "Fire and Rescue Station No. 41 Addition" set for the southwest corner of the herein described tract;

THENCE North 00°53'26" West, with the northerly east line of said Condominium tract and the west line of the herein described tract, passing at a distance of 13.07 feet the southeast corner of said Lot 1, Block B/5505 tract, and continuing a total distance of 183.05 feet to the **POINT OF BEGINNING**, containing 27,230 square feet (0.6251 acres) of land, more or less.

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. 41, 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 hereon. The easements shown hereon 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 or 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, Texas.

WITNESS my hand at Dallas, Texas this the ___ day of _____, 2021

Signature: _____
 Name: _____
 Title: _____

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

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:

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.

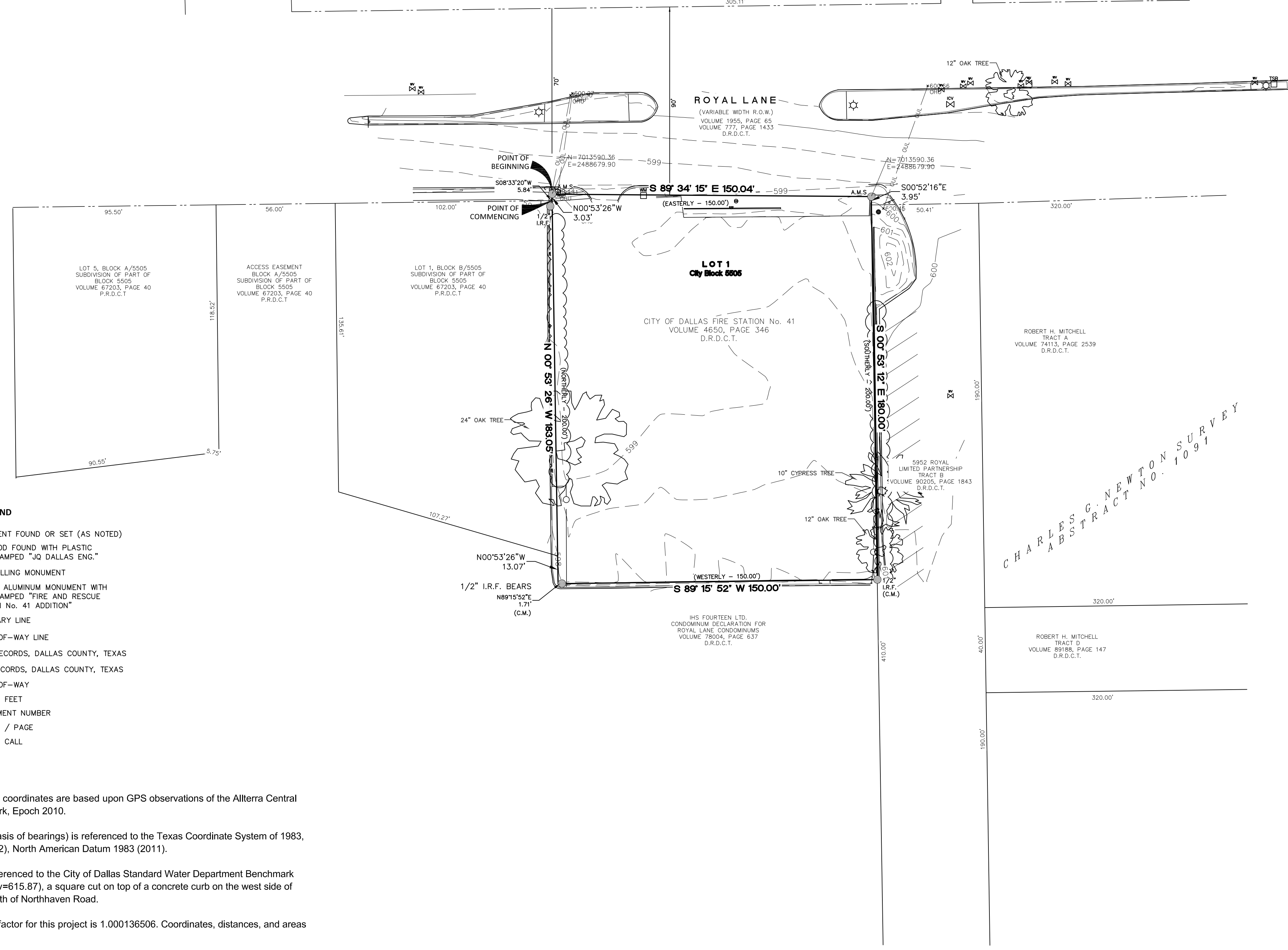
GIVEN under my hand and seal of office this the ___ day of _____, 2021

Notary Public in and for the State of Texas

LEGEND

●	MONUMENT FOUND OR SET (AS NOTED)
C.I.R.F.	IRON ROD FOUND WITH PLASTIC CAP STAMPED "JO DALLAS ENG."
C.M.	CONTROLLING MONUMENT
A.M.S.	3-1/4" ALUMINUM MONUMENT WITH CAP STAMPED "FIRE AND RESCUE STATION No. 41 ADDITION"
---	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

- 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 vertical datum is referenced to the City of Dallas Standard Water Department Benchmark Monument 25-A-2S (Elev=615.87), a square cut on top of a concrete curb on the west side of Northland Circle, 75' south of Northhaven Road.
 - 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 the original plat from metes and bounds description.
 - 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.
 - Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - Date of Survey: July, 2021



PRELIMINARY PLAT
FIRE AND RESCUE STATION No. 41 ADDITION
1 LOT

Being a part of the of the Official Dallas City Block No. 5505, and being all of that certain tract of land described in warranty deed to the City of Dallas recorded in Volume 4650, Page 346 Deed Records, Dallas County, Texas City Plan File No. S201-733

OWNER	LAND SURVEYOR	ENGINEERING FIRM
CITY OF DALLAS, TEXAS 1500 MARILLA STREET DALLAS, TX 75201 Phone: (214) 670-3111	JO INFRASTRUCTURE 100 GLASS STREET, SUITE 201 DALLAS, TX 75207 Phone: (214) 752-9098 T.B.P.E.L.S. Firm No. 10193718	JO INFRASTRUCTURE 100 GLASS STREET, SUITE 201 DALLAS, TEXAS 75207 Phone: (214) 752-9098 T.B.P.E.L.S. Firm No. 7986

shaping the built environment

JO INFRASTRUCTURE
 100 GLASS STREET, SUITE 201
 P| 214.752.9098
 DALLAS, TEXAS 75207
 JOENG.COM
 JOI08.NG.4200309 TEXAS LAND SURVEYING FIRM REGISTRATION NO. 10193718