

- GENERAL NOTES:**
- NO LOT TO LOT DRAINAGE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 - "THE GPS COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION."
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF AN EXISTING LOT AND A PORTION OF PREVIOUSLY UNPLATTED LAND.
 - ALL LOT CORNERS ARE A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
 - ALL EXISTING STRUCTURES ON THIS SITE ARE TO BE REMOVED.

- LEGEND:**
- Δ = DELTA ANGLE, CENTRAL ANGLE OR INCLUDED ANGLE
 - P.O.B. = POINT OF BEGINNING
 - ADS = 5/8" IRON ROD WITH ALUMINIUM CAP STAMPED "GASTON PLACE NO 2 - KHA" SET
 - 5/8" IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 - 1/2" IRFC "RLG" = 1/2" IRON ROD WITH "RLG" CAP FOUND
 - XF = "X" CUT IN CONCRETE FOUND
 - PKF = PK NAIL FOUND
 - CM = CONTROLLING MONUMENT
 - FMS = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "FLOODWAY EASEMENT" SET
 - MNSF = MAG NAIL WITH WASHER STAMPED "FLOODWAY EASEMENT" SET
 - ESMT = EASEMENT
 - D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - UTIL. = UTILITY
 - ESMT = EASEMENT
 - IRF = IRON ROD FOUND
 - DRAIN. = DRAINAGE
 - CL = CENTERLINE

PRELIMINARY PLAT

**GASTON PLACE ADDITION NO. 2
LOT 1A, BLOCK A/2745**

BEING A REPLAT OF LOT 1, BLOCK A/2745 OF GASTON PLACE ADDITION, RECORDED IN VOLUME 86124, PAGE 5075, DEED RECORDS, DALLAS COUNTY, TEXAS

AND
BEING ALL OF A CALLED 1.089 ACRE TRACT TO GASTON/GRAND CORNER LTD., RECORDED IN INSTRUMENT NO. 201600018362, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LOCATED IN THE
A. T. NANNY SURVEY, ABSTRACT NO. 1094
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-065
ENGINEERING FILE NO. 311T-

OWNER:
GASTON/GRAND CORNER, LTD.
2000 McKinney, Suite 1000
Dallas, Texas 75201
Tel. No.
Fax No.
Contact:

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Lauren Nuffer, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Michael Marx, R.P.L.S.

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	APS	KHA	12/21/2016	069313258	1 OF 2

DRAWN: KIMLEY-HORN SURVEY/069313258 PRELIM PLAT.DWG PLOTTED BY: MARC MICHAEL 12/21/2016 4:08 PM LAST SAVED: 12/20/2016 1:51 PM

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, GASTON/GRAND CORNER, LTD., is the owner of a tract of land situated in the A.T. Nanny Survey, Abstract No. 1094, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 2745 and being all of a called 1.098 acre tract of land, described as Tract 1, conveyed to Gaston/Grand Corner, Ltd., as evidenced in Special Warranty Deed recorded in Instrument No. 201600018362 of the Official Public Records of Dallas County, Texas, and being all of Lot 1, Block A/2745 of Gaston Place Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 86124, Page 5075 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut set in concrete at the westerly southwest corner of said Tract 1, same being the south corner of Lot 4, Block A/2745 of Arboretum Village, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201500008407 of the Official Public Records of Dallas County, Texas, on the northeasterly right of way line of Gaston Avenue, a variable width right of way;

THENCE departing the northeasterly right of way line of said Gaston Avenue and along the lines common to said Tract 1 and said Lot 4, Block A/2745, the following courses:

North 49°29'12" East, a distance of 102.39 feet (called North 49°47'34" East, 102.30 feet) to a 1/2-inch iron rod with a plastic cap stamped "RLG" found for corner;

North 44°26'44" East, a distance of 222.57 feet (called North 44°47'04" East, 222.56 feet), to a 1/2-inch iron rod with a plastic cap stamped "RLG" found for the north most corner of said Tract 1;

South 11°23'31" East, a distance of 34.81 feet (called South 11°09'00" East, 34.72 feet), to a 1/2-inch iron rod with a plastic cap stamped "RLG" found for corner;

North 78°23'08" East, a distance of 47.09 feet (called North 78°43'58" East, 47.00 feet), to a 1/2-inch iron rod with a plastic cap stamped "RLG" found for corner;

South 11°27'13" East, a distance of 122.06 feet (called South 11°09'00" East, 122.00 feet), to a 1/2-inch iron rod with a plastic cap stamped "RLG" found for corner;

North 78°43'58" East, a distance of 37.76 feet (called 37.73 feet), to a 1/2-inch iron rod with a plastic cap stamped "RLG" found on the westerly line of a tract of land conveyed to Dallas Area Rapid Transit (DART) as evidenced in Deed recorded in Volume 88083, Page 4905 of the Deed records of Dallas County, Texas, being the easterly northeast corner of said Tract 1, same also being the easterly southeast corner of said Lot 4, Block A/2745, from which, an aluminum disk found bears North 78°43'58" East, 0.35 feet, also from which, a 5/8-inch iron rod found bears South 00°12'00" East, 1.41 feet;

THENCE South 11°27'36" East, along the westerly line of said DART tract, and along the easterly line of said Tract 1, a distance of 45.07 feet (called South 11°16'02" East, 45.26 feet), to a 1/2-inch iron rod with a plastic cap stamped "RLG" found for the southeast corner of said Tract 1, on the northerly line of Garland Road, a variable width right of way, at the beginning of a non-tangent curve to the right having a central angle of 26°29'00" (called 26°29'29"), a radius of 562.92 feet, a chord bearing and distance of South 71°32'18" West, 257.88 feet (called South 71°51'45" West, 257.96 feet);

THENCE in a southwesterly direction, departing the westerly line of said DART tract, along the southerly line of said Tract 1, along the northerly line of said Garland Road, with said curve to the right, an arc distance of 260.19 feet (called 260.27 feet) to a PK nail found in concrete for corner at the end of said curve;

THENCE South 84°46'47" West (called South 85°06'29" West), continuing along the southerly line of said Tract 1, and along the northerly line of said Garland Road, a distance of 9.74 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 42°05'15", a radius of 120.21 feet, a chord bearing and distance of North 74°10'35" West, 86.33 feet (called North 73°50'53" West);

THENCE in a northwesterly direction, continuing along the southerly line of said Tract 1, and along the northeasterly right of way of aforesaid Gaston Avenue, with said curve to the right, an arc distance of 88.30 feet to an "X" cut in concrete found for corner;

THENCE North 52°59'33" West, continuing along the southerly line of said Tract 1, and along the northeasterly right of way of said Gaston Avenue, a distance of 24.43 feet (called North 52°48'14" West, 24.33 feet) to the **POINT OF BEGINNING** and containing 1.099 acres (47,856 square feet) of land, more or less.

FLOODWAY EASEMENT STATEMENT:

The existing water courses, creek or creeks described as Floodway Easement traversing along Block A/2745 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block A/2745. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block A/2745, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block A/2745, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GASTON/GRAND CORNER, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **GASTON PLACE ADDITION NO. 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 20__.

GASTON/GRAND CORNER, LTD., a Texas limited Partnership

By: LO Gaston/Grand Corner, Ltd., a Texas limited partnership
General Partner

BY: _____

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 Robert Dozier 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 _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Michael B. Marx, 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, 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 _____th day of _____, 20__.

Michael B. Marx
Registered Professional
Land Surveyor No. 5181
KIMLEY-HORN AND ASSOC., INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
972-335-3580
michael.marx@kimley-horn.com

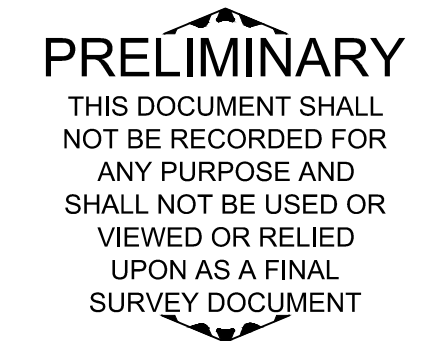
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown 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 _____, 20__.

Notary Public in and for the State of Texas



PRELIMINARY PLAT

**GASTON PLACE ADDITION NO. 2
LOT 1A, BLOCK A/2745**

**BEING A REPLAT OF LOT 1, BLOCK A/2745 OF
GASTON PLACE ADDITION, RECORDED IN
VOLUME 86124, PAGE 5075, DEED RECORDS,
DALLAS COUNTY, TEXAS**

**AND
BEING ALL OF A CALLED 1.089 ACRE TRACT TO
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**LOCATED IN THE
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CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-065
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	APS	KHA	12/21/2016	069313258	2 OF 2