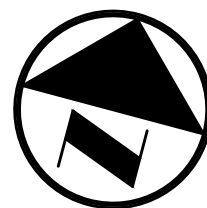


VICINITY MAP
(NOT TO SCALE)



0 10 20 40 60
GRAPHIC SCALE IN FEET
1" = 20'

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- The purpose of this plat is to combine eight existing platted lots and one unplatted tract into a single lot.
- Lot to lot drainage will not be permitted without City of Dallas Paving and Drainage Engineering Section approval.
- No Structure exist within the platted property.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.

LEGEND

AD ACCESS DEVICE	VAULT (TYPE UNKNOWN)
B BOLLARD	TEL TELEPHONE MANHOLE
CD CLEANOUT	VENT
ELEC ELECTRIC BOX	WM WATER METER
ELEC ELECTRIC MANHOLE	WTR WATER MANHOLE
END ELECTRIC METER	WV WATER VAULT
ELEC UG ELECTRIC MARKER	WV WATER VALVE
FD FIRE HYDRANT	XF "X" CUT IN CONCRETE FOUND
FL FLOOD LIGHT	PFC POINT FOR CORNER
GAS GAS MANHOLE	C.M. CONTROLLING MONUMENT
HH HAND HOLE (TYPE UNKNOWN)	PROPERTY LINE
IE IRRIGATION ELECTRIC	EASEMENT LINE
ICV IRRIGATION CONTROL VALVE	FENCE
LS LIGHT STANDARD	UNDERGROUND ELECTRIC LINE
PM PARKING METER	UNDERGROUND TELEPHONE LINE
SS SAN. SEWER MANHOLE	UNDERGROUND CABLE LINE
TEL TELEPHONE BOX	UNDERGROUND GAS LINE
TR TRASH CAN	STORM DRAIN LINE
TSCD TRAFFIC SIGNAL CONTROL	WATER LINE
TSP TRAFFIC SIGNAL POLE	SANITARY SEWER LINE
STM STORM SEWER MANHOLE	EXIST CONTOUR

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/3/20.

SHEET 1 OF 2 PRELIMINARY PLAT DC PARKING ADDITION LOT 1A, BLOCK 20/43

A REPLAT OF
ORIGINAL TOWN OF DALLAS
LOTS 1, 2 AND 3, AND
LOTS 6, 7 AND 8, AND
PART OF LOTS 4 AND 5,
BLOCK 20/43


AND BEING OUT OF THE
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-226

SURVEYOR/ENGINEER

PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
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DEVELOPER

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Pacheco Koch

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DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY SBP	CHECKED BY JEC	SCALE 1"=20'	DATE AUG. 2020	JOB NUMBER 3075-20.439
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 714 Jackson Street, LLC is the owner of a 40,000 square foot (0.918 acre) tract of land situated in the John Neely Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas; said tract being all of Lots 1, 2 and 3, and Lots 6, 7 and 8, and part of Lots 4 and 5, Block 20/43 of the Original Town of Dallas according to the plat recorded in Volume 143, Page 401 and Volume D, Page 698, both of the Deed Records of Dallas County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to 714 Jackson Street, LLC recorded in Instrument Number 201700297088 of the Official Public Records of Dallas County, Texas; said 40,000 square foot (0.918 acre) tract being more particularly described as follows:

BEGINNING, at a point at the intersection of the south right-of-way line of Jackson Street (an 80-foot wide right-of-way) and the east right-of-way line of Market Street (a variable width right-of-way), said point being the northwest corner of said 714 Jackson Street, LLC tract and the north line of said Block 20/43; from said point a 'X' cut in concrete found bears South 74 degrees, 57 minutes, 27 seconds West, a distance of 14.15 feet;

THENCE, North 74 degrees, 57 minutes, 27 seconds East, along the said south line of Jackson Street, the said north line of said 714 Jackson Street, LLC tract and the said north line of said Block 20/43, passing at a distance of 185.85 feet a 'X' cut in concrete found for the northeast corner of said Block 20/43, continuing in all a total distance of 200.00 feet to a point for corner at the intersection of the said south line of Jackson Street and the west right-of-way line of Austin Street (a 65-foot wide right-of-way); said point being the northeast corner of said 714 Jackson Street, LLC tract;

THENCE, South 15 degrees, 10 minutes, 33 seconds East, along the said west line of Austin Street and the east line of said 714 Jackson Street, LLC tract, a distance of 200.00 feet to a point for the corner at the intersection of the said west line of Austin Street and the north right-of-way line of Wood Street (an 80-foot wide right-of-way); said point being the southwest corner of said 714 Jackson Street, LLC tract;

THENCE, South 74 degrees, 57 minutes, 27 seconds West, along the north line of said Wood Street and the south line of said 714 Jackson Street, LLC tract, a distance of 200.00 feet to a point for corner at the intersection of the said north line of Wood Street and the said east line of Market Street; said point being the southwest corner of said 714 Jackson Street, LLC tract;

THENCE, North 15 degrees, 10 minutes, 33 seconds West, along the said east line of Market Street and the west line of said 714 Jackson Street, LLC tract, a distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING: 40,000 square feet or 0.918 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Jonathan E. Cooper, 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 monumtation 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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/3/20.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

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, 714 Jackson Street, LLC, acting by and through its duly authorized agent, Sone Cavazos, does hereby adopt this plat, designating the herein described property as **DC PARKING ADDITION**, 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, Texas.

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

By: _____ (signature)
Sone Cavazos
_____ (title)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sone Cavazos, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas


SHEET 2 OF 2
PRELIMINARY PLAT
DC PARKING ADDITION
LOT 1A, BLOCK 20/43
BEING A REPLAT OF
ORIGINAL TOWN OF DALLAS
LOTS 1, 2 AND 3, AND
LOTS 6, 7 AND 8, AND
PART OF LOTS 4 AND 5,
BLOCK 20/43
AND BEING OUT OF THE
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149,
DALLAS COUNTY, TEXAS
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SURVEYOR/ENGINEER

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DEVELOPER

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CONTACT: MICHAEL J. LESSEL

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY SBP	CHECKED BY JEC	SCALE N/A	DATE AUG. 2020
		JOB NUMBER 3075-20.439	