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B• BOLLARD CO• CLEANOUT ELEC DELECTRIC BOX ELEC ELECTRIC MANHOLE EV ELECTRIC VAULT FH 💠 FIRE HYDRANT ← GUY ANCHOR HE HAND HOLE ELECTRIC LS☆LIGHT STANDARD MHOMANHOLE (TYPE UNKNOWN)

PBE PULL BOX ELECTRIC PP POWER POLE PPM • METAL UTILITY POLE ☆ PP W/ LIGHT ← PP W/ GUY ANCHOR PP(1)

PP W/ CROSS

ARM (LENGTH IN FEET) TEL - TELEPHONE BOX

PP W/ TRANS.• PP W/ TRANSFORMER &COND. & CONDUIT

SIGN TRAFFIC SIGN SS SAN. SEWER MANHOLE STM SEWER MANHOLE WMO WATER METER WTR WATER MANHOLE

WV WATER VAULT w∨⊗ WATER VALVE ---X--- FENCE 

----613--- EXIST CONTOUR \_\_\_\_612.39 EXIST SPOT ELEV. TC 612.39 EXIST TOP OF CURB ELEV. G 611.92 EXIST GUTTER ELEV.

(C.M.) CONTROLLING MONUMENT 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET

6" LIVE OAK BUCKNER ORPHANS HOME (VOL. 244, PG. 238) D.R.D.C.T. 6" LIVE OAK 6" LIVE OAK '6" LIVE OAK LOT 1, BLOCK M/6213 FIRST BAPTIST ACADEMY 19.922 ACRES 8" MULTI-TRUNK CREPE MYRTLE (867,786 SF) \*8" MULTI-TRUNK CREPE MYRTLE FIRST BAPTIST ACADEMY (VOL. 96045, PG. 1084) \*8" MULTI-TRUNK CREPE MYRTLE 12" BRADFORD PEAR \*8" MULTI-TRUNK CREPE MYRTLE \*8" MULTI-TRUNK CREPE MYRTL \*24" HAOKBERRYNK HACKBERRY 1/2-INCH IRON ROD W/ "D&D SURVEYING 8" HACKBERRY •14" HACKBERRY 6" HACKBERRY BOCI WHSE ADDTN NO 2" ALUMINUM CAP FOUND 741.17 (C.M.) TRACT LINE \*12" HACKBERRY 24" MULT - TRUNK MISC TREE FIRST BAPTIST ACADEMY (VØL.98043, PG. 7226) •16" COTTONWOOD 15" LIVE OAK TRACK & FIELD . 6" MISC. TREE \*8" MULTI-TRUNK HACKBERRY S 88°26'44" W 741.17'

BASEBALL DIAMOND

MATCH LINE (SEE SHEET 2)

10" MULTI-TRUNK CREPE MYRTLE \*10" MULTI-TRUNK CREPE MYRTLE

\*8" MULTI-TRUNK CREPE MYRTLE

\*10" MULTI-TRUNK CREPE MYRTLE

\*10" MULTI-TRUNK CREPE MYRTLE

6" MULTI-TRUNK CREPE MYRTLE

6" MULTI-TRUNK CREPE MYRTLE

6" LIVE OAK

6" MULTI-TRUNK CREPE MYRTLE

6" MULTI-TRUNK CREPE MYRTLE

LOT 1, BLOCK N/6213

BUCKNER CHILDREN'S HOME (VOL. 99246, PG. 10)

D.R.D.C.T.

BUCKNER BAPTIST BENEVOLENCES (VOL. 287, PG. 632) (VOL. 397, PG. 509) (VOL. 244, PG. 238) D.R.D.C.T.

6" MULTI-TRUNK CREPE MYRTLE

LOT 1, BLOCK P/6213 PROLOGIS PARK AT BUCKNER (INST. NO. 201300285976) O.P.R.D.C.T. EXETER 4696 CLOVER HAVEN LP

(INST. NO. 201600009608) O.P.R.D.C.T.

### **SURVEYOR:**

PACHECO KOCH, LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 CONTACT: PAUL HUBERT PH: (972) 235-3031

## OWNER:

FIRST BAPTIST ACADEMY P.O. BOX 868 DALLAS, TX 75221 JASON LOVVORN PH: (214) 969-7861

## **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 9/13/16.

### PRELIMINARY PLAT

## FIRST BAPTIST **ACADEMY ADDITION** LOT 1, BLOCK M/6213

LOCATED IN THE CITY OF DALLAS
AND BEING OUT OF THE
H.J. WEBB SURVEY, ABSTRACT NO. 1636 AND G. PEMBERTON SURVEY, ABSTRACT NO. 1154, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-293

SHEET 2 OF 3

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805 DRAWN BY CHECKED BY SCALE JOB NUMBER 1"=40' SEPT. 2016 3845-16.344

BEGINNING at a 1/2-inch iron rod found for the northeast corner of the Amended Plat. Lot 1. Block N/6213, Buckner Children's Home, an Addition to the City of Dallas as recorded in Volume 99246, Page 10, Deed Records Dallas County Texas (DRDCT), being on the south right of way line for Samuell Boulevard (120-foot right of way), from said iron rod a found 1/2-inch iron rod bears North 85degrees 03minutes East, 2.4 feet;

THENCE, North 89 degrees, 32 minutes, 44 seconds East with the south right of way line for Samuell Boulevard, a distance of 740.91 feet to a point for the northwest corner of Lot 4, Block L/6213, BOCI Warehouse Addition, an Addition to the City of Dallas as recorded in Instrument No. 200600290925, Official Public Records Dallas County Texas (OPRDCT), from which a found 1/2-inch iron rod bears North 52 degrees 31 minutes West, 1.8 feet;

THENCE, South 00 degrees, 02 minutes, 36 seconds West, departing said right of way line and with the west line of said Lot 4, and the east line of that tract described in Special Warranty Deed with Vendors Lien to First Baptist Academy, recorded in Volume 96045, Page 1084, DRDCT, at a distance of 606.2 feet pass the southwest corner of said Lot 4, continuing with the east line of said First Baptist Academy parcel a total distance of 1004.11 feet to a found 1/2-inch iron rod with aluminum cap marked 'D&D Surveying BOCI WHSE ADD'TN NO 2", being the northeast corner of that parcel described in Special Warranty Deed with Vendors Lien to First Baptist Academy, recorded in Volume 98043, Page 7226, DRDCT;

THENCE, South 01 degrees, 33 minutes, 16 seconds East, a distance of 160.00 feet to a set 1/2inch iron rod with "PACHECO KOCH" cap, on the north line of Lot 1, Block P/6213, Prologis Park At Buckner, as recorded in Instrument No. 201300285976, OPRDCT;

THENCE, South 88 degrees, 26 minutes, 44 seconds West, with said north line and the south line of the last referenced First Baptist Academy parcel, a distance of 741.17 to a set 1/2-inch iron rod with "PACHECO KOCH" cap, the southwest corner of said First Baptist Academy parcel and the southeast corner of Lot 1, Buckner Children's Home Addition;

THENCE, northerly with the line common to said Lot 1 and the First Baptist Academy parcels

North 01 degrees, 33 minutes, 16 seconds West, a distance of 160.00 feet to a set 1/2—inch iron rod with "PACHECO KOCH" cap for the common westerly corner of the two

North 00 degrees, 02 minutes, 36 seconds East, a distance of 118.34 feet to the POINT OF BEGINNING and CONTAINING 19.922 acres (867,786 square feet) of land, more or less.

#### OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That First Baptist Academy acting by and through its duly authorized agent, Jason Lovvorn, does hereby adopt this plat, designating the herein above described property as FIRST BAPTIST ACADEMY ADDITION, LOT 1, BLOCK M/6213, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, 2016.
By: Jason Lovvorn
STATE OF TEXAS )(
COUNTY OF)(
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Jason Lovvorn 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public in and for the State of Texas

the purposes and consideration therein expressed.

#### **SURVEYOR'S STATEMENT**

STATE OF TEXAS )(

COUNTY OF DALLAS )(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I. Paul Hubert. 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 \_\_ day of \_\_\_\_\_, 2016 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 9/13/16.

Registered Professional Land Surveyor,

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 Paul Hubert, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

# FIRST BAPTIST **ACADEMY ADDITION** LOT 1, BLOCK M/6213

LOCATED IN THE CITY OF DALLAS AND BEING OUT OF THE H.J. WEBB SURVEY, ABSTRACT NO. 1636 AND G. PEMBERTON SURVEY, ABSTRACT NO. 1154, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-293

SHEET 3 OF 3

SCALE

1"=40'

DRAWN BY

CHECKED BY

7557 RAMBLER ROAD, SUITE 1400 Pacheco Koch DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

SEPT. 2016

JOB NUMBER

3845-16.344

**SURVEYOR:** 

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