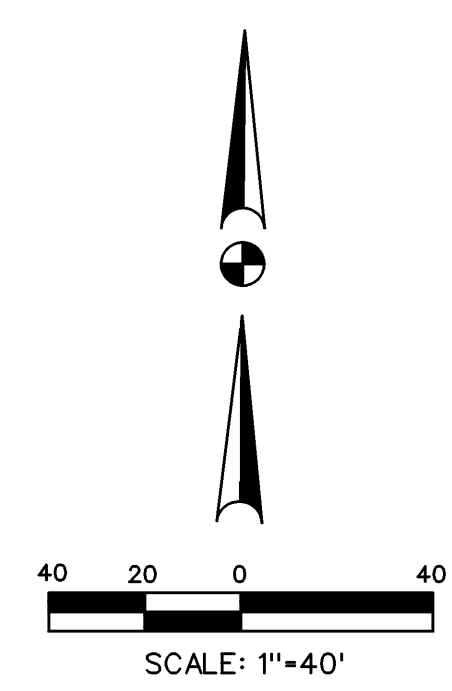


VICINITY MAP  
(DALLAS MAPSCO 34-G)  
NOT TO SCALE



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, CITY OF DALLAS, is the Owner of a tract of land out of the C.G. Cole Survey, Abstract No. 320, City of Dallas, Dallas County, Texas, according to the warranty deed thereof, recorded in Volume 70029, Page 1649 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), being a portion of Lots 15 & 20, and all of Lots 16, 17, 18 and 19, of Block B/2594 of the Webster and Wood North Park Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 124, Page 338 of the Map Records of Dallas County, Texas (M.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 3-inch metal disk set at the intersection of the northerly right-of-way line of Thedford Street (a 50-foot right-of-way, Volume 124, Page 338, M.R.D.C.T.) with the easterly right-of-way line of Tyree Street (a 50-foot right-of-way, Volume 124, Page 338, M.R.D.C.T.);

THENCE North 00 degrees 28 minutes 14 seconds West, along the easterly right-of-way line of said Tyree Street, a distance of 125.00 feet to a 3-inch metal disk set at the southeasterly corner of Lot 1A, Block B/2594 of the K.B. Polk Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99118, Page 41, D.R.D.C.T.;

THENCE North 88 degrees 35 minutes 46 seconds East, departing the easterly right-of-way line of said Tyree Street, and along the southerly line of said Lot 1A, a distance of 265.00 feet to a 3-inch metal disk set at the southeasterly corner of said Lot 1A, said point being in the westerly right-of-way line of Victoria Avenue (a 50-foot right-of-way, Volume 124, Page 338, M.R.D.C.T.);

THENCE South 00 degrees 28 minutes 14 seconds East, along the westerly right-of-way line of said Victoria Avenue, a distance of 125.00 feet to a 3-inch metal disk set at the intersection of the westerly line of said Victoria Avenue with the northerly right-of-way line of said Thedford Street;

THENCE South 88 degrees 35 minutes 46 seconds West, along the northerly right-of-way of said Thedford Street, a distance of 265.00 feet to the POINT OF BEGINNING and CONTAINING 33,121 square feet or 0.7604 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as K.B. POLK PARK, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, 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 utilities, 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 and upon 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 \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Name:  
Title:

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 \_\_\_\_\_ 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas  
My commission expires:

**PRELIMINARY PLAT  
K. B. POLK PARK  
LOT 15A, BLOCK B/2594**

BEING A REPLAT  
OF PARTS OF LOTS 15 & 20,  
ALL OF LOTS 16, 17, 18 & 19,  
OF CITY BLOCK B/2594  
C.G. COLE SURVEY, ABSTRACT NO. 320  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-008  
OCTOBER 4, 2018

**SURVEYOR'S STATEMENT**

I, SIANG W. LIM, 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 \_\_\_\_\_, 2018.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

SIANG W. "DANIEL" LIM  
Texas Registered Professional Land Surveyor No. 5322

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 \_\_\_\_\_ 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  
My commission expires:

**LEGEND:**

- R.O.W. RIGHT-OF-WAY
- I.R.S. IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- 3" MDS 3-INCH METAL DISK SET STAMPED "K.B. POLK PARK LIM & ASSOC RPLS 5322"
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- C.M. CONTROLLING MONUMENT

**GENERAL NOTES:**

1. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE 4 LOTS, A PORTION OF TWO LOTS AND PARTS OF AN ABANDONED ALLEY INTO ONE 0.7604-ACRE LOT.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.
5. NO TREES ON SITE.

**OWNER:**

CITY OF DALLAS  
1500 MARILLA STREET  
DALLAS, TEXAS 75201-6318  
ATTN: WILLIS C. WINTERS  
TEL: 214-670-4074  
E-MAIL : willis.winters@dallascityhall.com

**SURVEYOR:**

**LIM & ASSOCIATES, inc.**  
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