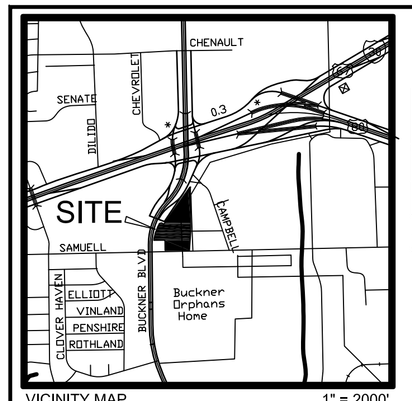

VICINITY MAP 1" = 2000'

Scale: 1" = 50'

50 0 50 100 150 Feet

$\Delta = 1°06'48"$
$R=1860.00'$ $L=36.14'$
$Chd.=N07°45'51"E\sim36.14'$

$\Delta = 12°16'25"$
$R= 901.73'$; $L= 193.17'$
$Chd.= N\ 23°06'06"\ E\sim192.80'$

P.O.B.

$N\ 71°39'52"\ E$
$41.52'$

$S\ 66°13'41"\ E$
$51.21'$

$S\ 89°32'31"\ W$
$208.26'$

$S\ 89°32'31"\ W$
$214.00'$

$N\ 00°27'29"\ W$ $190.75'$

$S\ 89°32'31"\ W$
$456.81'$

$S\ 04°03'05"\ W$
$337.81'$

$N\ 34°58'44"\ E$
$778.64'$

$S\ 00°29'29"\ E$
$820.32'$

$S11°41'36"W$
$20.43'$

$N33°34'50"E$
$58.41'$

$N89°22'49"E$
$17.80'$

$N\ 89°22'49"\ E$
$12.62'$

SAMUELL BOULEVARD (VARIABLE WIDTH R.O.W.)

S. BUCKNER BOULEVARD (VARIABLE WIDTH R.O.W.)

Lot 2, Block A/8476
Buckner Crossing
Inst. 200900038099
M.R.D.C.T.

LOT 4R
BLOCK A/8476
0.899 acres
39,146 sq. ft.

LOT 1R
BLOCK A/8476
6.340 acres
276,163 sq. ft.

LOT 3R
BLOCK A/8476
1.475 acres
64,249 sq. ft.

LOT 5R
BLOCK A/8476
1.857 acres
80,894 sq. ft.

Lot 1, Block 2
Samuell Boulevard
Business Park Block 2, Lot 1
Instrument No. 2006003166537
O.P.R.D.C.T.

City Limits per City Ordinance #278 of the City of Mesquite

City of Dallas Jurisdiction

City of Mesquite Jurisdiction

LEGEND:

I.R.S. - IRON ROD SET
I.R.F. - IRON ROD FOUND
FND. - FOUND
R.O.W. - RIGHT-OF-WAY
C.M. - CONTROL MONUMENT
P.O.B. - POINT OF BEGINNING
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. Bearings shown are based on record plat of Buckner Crossing, as recorded under Instrument Number 200900038099, Map Records, Dallas County, Texas.
2. Contours and elevations shown are based on City of Dallas GIS network, monument numbers 1559 and 1305
3. TBM #1: "X" cut found at the southeastlery corner of a concrete curb inlet, located approximately 165 feet north of the northerly monumented line of Samuel Boulevard, same being in the easterly back of curb of Buckner Boulevard. Elevation=558.80'
4. TBM #2: "X" cut found in concrete, being approximately 517 feet north of the northerly monumented line of Samuell Boulevard, and approximately 420 feet west of the most easterly north line of Lot 1, Block A/8476. Elevation = 558.80'
5. TBM #3: "X" cut found in 4 foot concrete sidewalk, being approximately 12 feet north of the northerly back of curb for Samuell Boulevard, and being approximately 650 feet east of the the intersection of the easterly monumented line of S. Buckner Boulevard and the northerly monumented line of Samuell Boulevard. Elevation = 569.93'
6. It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 485490 0370 K, present effective date of map, July 7, 2014, herein property situated within Zone "X".
7. Selling a portion of this addition by metes and bounds description is a violation of State law and is subject to fines and withholding of utilities and building permits.
8. The purpose of this replat is to restructure lots within an addition for future development.
9. Lot to lot drainage will not be allowed without engineering section approval.
10. Location of underground utility lines were provided by others (approximate location).
11. There are no trees existing on subject property.

State of Texas §
County of Dallas §

BEFORE me, the undersigned authority, 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/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

State of Texas §
County of Dallas §

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared *Douglas L. Arthur*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

State of Texas §
County of Dallas §

Owner's Dedication

WHEREAS NEC Buckner & Samuel, L.P. is the owner of a 10.571 acre tract of land situated in the William Chenault Survey, Abstract Number 276 and the Isaac Beeman Survey, Abstract Number 82, Cities of Dallas and Mesquite, Texas, being Lots 1, 3, 4 and 4, in Block A/8476, of Buckner Crossing, an addition to the City of Dallas and the City of Mesquite, Dallas County, Texas, according to the plat thereof, as recorded under Instrument Number 200900038099, of the Map Records of Dallas County, Texas (M.R.D.C.T.), said 10.571 acre tract being more particularly described as follows:

BEGINNING at a broken concrete Texas Department of Transportation (TXDOT) monument found for a the most westerly northwest corner of the herein described tract, said point being in the southeast line of South Buckner Boulevard (also known as Texas Loop 12);

THENCE North 71 degrees 39 minutes 52 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 41.52 feet to a 4" TXDOT aluminum disk found for corner;

THENCE South 66 degrees 13 minutes 41 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 51.21 feet to a broken concrete TXDOT monument found for corner;

THENCE North 34 degrees 58 minutes 44 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 778.64 feet to a 4" TXDOT aluminum disk found for corner;

THENCE North 33 degrees 34 minutes 50 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 58.41 feet to a 4" TXDOT aluminum disk found for corner;

THENCE North 89 degrees 22 minutes 49 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 17.80 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the most westerly northwest corner of Lot 1, in Block 2, of Samuell Boulevard Business Park Block 2, Lot 1, as recorded under Instrument Number 2006003166537, M.R.D.C.T.;

THENCE South 11 degrees 41 minutes 36 seconds West, with the west line of said Lot 1, a distance of 20.43 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE South 00 degrees 29 minutes 29 seconds East, with the west line of said Lot 1, a distance of 820.32 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE South 04 degrees 03 minutes 05 seconds West, with the west line of said Lot 1, passing at a distance of 332.68 feet an "X" cut found in concrete for the southwest corner thereof, continuing on said course for a total distance of 337.81 feet to an "X" cut found in concrete for corner, said point being in the north line of Samuell Boulevard;

THENCE South 89 degrees 32 minutes 31 seconds West, with the north line of said Samuell Boulevard, a distance of 456.81 feet to a ½ inch iron rod with cap stamped "#5810" found for corner, same being the southeast corner of Lot 1, in said Block A/8476;

THENCE North 00 degrees 27 minutes 29 seconds West, with the east line of Lot 1, in said Block A/8476, a distance of 190.75 feet to an "X" cut found in concrete for corner, same being the northeast corner of Lot 1, in said Block A/8476;

THENCE South 89 degrees 32 minutes 31 seconds West, with the north line of Lot 1, in said Block A/8476, a distance of 208.26 feet to a ½ inch iron rod with cap stamped "#5810" found for corner, same being the northwest corner of Lot 1, in said Block A/8476, also being in the southeast line of said South Buckner Boulevard, said point being in a non-tangent curve to the right, having a radius of 1860.00 feet, and whose chord bears North 07 degrees 45 minutes 51 seconds East, a distance of 36.14 feet;

THENCE along said curve to the right, with the southeast line of said South Buckner Boulevard, through a central angle of 01 degree 06 minutes 48 seconds, for an arc distance of 36.14 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, said point being the beginning of a compound curve to the right, having a radius of 901.73 feet, and whose chord bears North 23 degrees 06 minutes 06 seconds East, a distance of 192.80 feet;

THENCE along said curve to the right, with the southeast line of said South Buckner Boulevard, through a central angle of 12 degrees 16 minutes 25 seconds, for an arc distance of 193.17 feet to the **POINT OF BEGINNING** and containing 10.571 acres of land, more or less, and being subject to any and all easements that may affect.

Owner's Certificate

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NEC Buckner & Samuel, L.P., acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **Buckner Crossing, Lots 1R, 3R, 4R, and 5R, Block A/8476,** 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.

WITNESS, my hand at _____, this the _____ day of,_____, 2015.

NEC Buckner & Samuel, L.P.

By: _____

EASEMENT REFERENCE TABLE for horizontal location of easements	
R1	S40°48'08"W 514.28' to S.W. Cor. Lot 1R
R2	S63°15'46"W 376.29' to S.W. Cor. Lot 1R
R3	S56°06'37"E 72.65' to S.E. Cor. Lot 1R
R4	S65°13'49"W 123.95' to S.W. Cor. Lot 1R

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.08	S00°27'48"E
L2	36.28	S90°00'00"W
L3	48.85	S00°27'29"E
L4	20.00	N90°00'00"E
L5	33.85	N00°27'29"W
L6	26.28	N90°00'00"E
L7	10.00	S89°32'31"W
L8	10.00	N00°00'00"W
L9	10.00	S00°27'29"E
L10	10.00	N00°00'00"W
L11	10.00	S00°27'29"E
L12	35.87	N00°00'00"W
L13	15.00	N90°00'00"E
L14	35.75	S00°00'00"E
L15	15.00	S89°32'31"W
L16	20.00	S00°27'29"E
L17	30.00	N34°58'44"E
L18	27.99	S55°01'16"E
L19	30.00	S34°58'44"W
L20	27.99	N55°01'16"W
L21	24.02	S53°49'41"E

State of Texas §
County of Denton §

I, Douglas L. Arthur, 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 _____, 2015.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED10/13/2015

_____
Douglas L. Arthur, R.P.L.S.
No. 4357

Engineer
Glenn Engineering Corporation
105 Decker Court
Irving Texas, 75062

OWNER
NEC Buckner & Samuel, L.P.
8350 N. Central Expy. #1275
Dallas Texas, 75206

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TBPLS No: 10063800
Established 1986
www.arthursurveying.com

DRAWN BY: JHB DATE: 10/05/2015 SCALE: 1"=50' CHECKED BY: DLA ASC NO.: 1507260-2
REVISIONS: 10/10/15 - show original lots

CITY PLAN # S156-005

REPLAT

BUCKNER CROSSING

Lots 1R, 3R, 4R and 5R, Block A/8476

Being a replat of Lots 1, 3, 4, and 5, Block A/8476, Buckner Crossing, City of Mesquite and City of Dallas, Dallas County, Texas, as recorded under Doc. No. 200900038099, M.R.D.C.T.

-- 2015 --