

PRINTED: 6/2/2016 5TB FILE: WIER-SURVEY.STB LAST SAVED: 6/2/2016 11:14 AM SAVED BY: AARONLS FILE: PRELIM-PLAT-15136.DWG

M&M HOTEL VENTURE LLC
INST. No. 201500170192
O.P.R.D.C.T.
LOT 1, BLOCK E/2367
WEST LOVE PH 1
INST. No. 201500330044
O.P.R.D.C.T.

3' RIGHT-OF-WAY DEDICATION
INST. No. 201500330044
O.P.R.D.C.T.

CITY OF DALLAS
VOL. 3631, PG. 287
D.R.D.C.T.

GENUINE PARTS COMPANY
VOL. 79038, PG. 456
D.R.D.C.T.

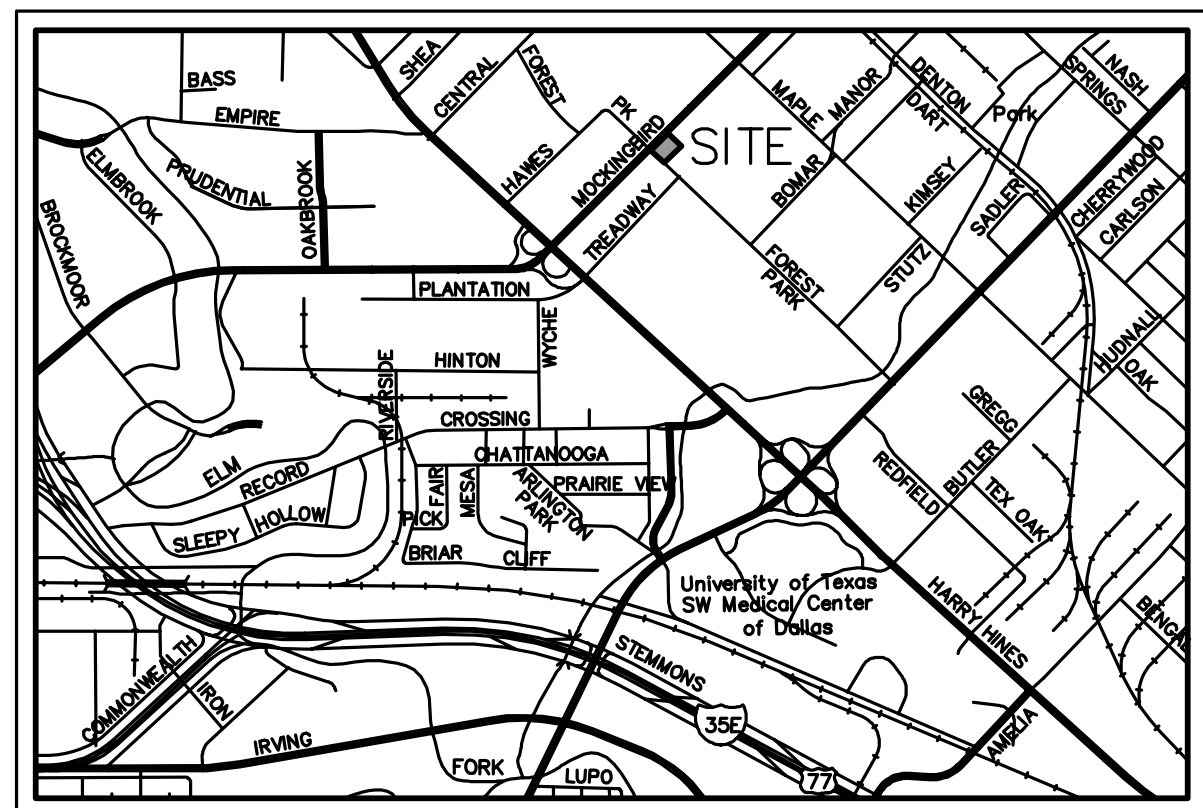
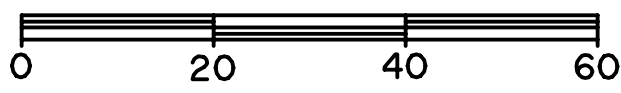
LOT 3, BLOCK A/5758
FOREST PARK
VOL. 241, PG. 41
D.R.D.C.T.

CITY OF DALLAS
VOL. 2808, PG. 479
D.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
VOL. 2004127, PG. 17275
D.R.D.C.T.
LOT 6-A, BLOCK A/5758
LONE STAR STEEL CO. SUBDIVISION
VOL. 68253, PG. 1645
D.R.D.C.T.

*** LEGEND ***

CM	CONTROLLING MONUMENT
COL	SUPPORT COLUMN
EB	ELECTRIC BOX
EMH	ELECTRIC MANHOLE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPCT	POWER POLE W/TRANSFORMER & CONDUIT
SN	SIGN
TMH	TELEPHONE MANHOLE
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
WV	WATER VALVE
WLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
FO	FIBER OPTIC LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS, WITH A COMBINED SCALE FACTOR OF 0.9998624630.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE EXISTING LOT.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF DALLAS DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. FM48113C0330A, MAP REVISED AUGUST 23, 2001 ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
6. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
7. ALL EXISTING STRUCTURES ON THE SUBJECT TRACT HAVE BEEN REMOVED PER DEMOLITION PERMIT NO. 1604041143.

LOT 7A, BLOCK B/2368
0.511 ACRES
(22,271 SQ. FT.)

LG MOCKINGBIRD
FOREST, LLC
INST. No. 20160038220
O.P.R.D.C.T.

LOT 7, BLOCK B/2368
FOREST PARK
VOL. 241, PG. 41
D.R.D.C.T.

THOMAS W. TAYLOR
VOL. 2005012, PG. 7856
O.P.R.D.C.T.

LOT 7, BLOCK B/2368
FOREST PARK
VOL. 241, PG. 41
D.R.D.C.T.

OWNERS CERTIFICATE
STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS LG MOCKINGBIRD FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A TRACT OF LAND, LOCATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, DALLAS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 20160038220, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) BEING A TRACT OF LAND LOCATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 7, BLOCK B/2368, FOREST PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 241, PAGE 41, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (A CALLED 100' WIDE RIGHT-OF-WAY), WITH THE NORTHEAST RIGHT-OF-WAY LINE OF FOREST PARK ROAD (A CALLED 75' WIDE RIGHT-OF-WAY), FROM WHICH A SECOND "X" CUT FOUND BEARS SOUTH 46°05'49" WEST, 1.09 FEET, THE FIRST SAID "X" CUT BEING THE WEST CORNER OF SAID LG MOCKINGBIRD FOREST TRACT;

THENCE NORTH 46°32'59" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE AND THE NORTHWEST LINE OF SAID LG MOCKINGBIRD FOREST TRACT, A DISTANCE OF 149.99 FEET TO AN "X" CUT FOUND, FROM WHICH A SECOND "X" CUT FOUND BEARS NORTH 25°33' WEST, 0.6 FEET, FIRST SAID "X" CUT BEING THE NORTH CORNER OF SAID LG MOCKINGBIRD FOREST TRACT;

THENCE SOUTH 46°05'49" EAST, DEPARTING THE SOUTHEAST LINE OF SAID MOCKINGBIRD LANE AND ALONG THE NORTHEAST LINE OF SAID LG MOCKINGBIRD FOREST TRACT, AT A DISTANCE OF 35.00 FEET, PASSING AN "X" CUT FOUND AND CONTINUING IN ALL A TOTAL DISTANCE OF 142.84 FEET TO A POINT IN THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THOMAS W. TAYLOR, RECORDED IN VOLUME 200512, PAGE 7856, O.P.R.D.C.T., SAID POINT ALSO BEING IN A BRICK WALL;

THENCE SOUTH 43°54'11" WEST, ALONG THE SOUTHWEST LINE OF SAID LG MOCKINGBIRD FOREST TRACT AND THE NORTHWEST LINE OF SAID THOMAS W. TAYLOR TRACT, A DISTANCE OF 114.83 FEET TO A 5/8" IRON ROD FOUND FROM WHICH A SECOND 5/8" IRON ROD FOUND BEARS SOUTH 11°18' WEST, 0.4 FEET, THE FIRST SAID IRON ROD BEING THE NORTH CORNER OF INGRESS/EGRESS EASEMENT "A" RECORDED IN VOLUME 756, PAGE 56, D.R.D.C.T.;

THENCE SOUTH 14°09'58" WEST, ALONG A SOUTHWEST LINE OF SAID THOMAS W. TAYLOR TRACT AND THE NORTHEAST LINE OF SAID INGRESS/EGRESS EASEMENT "A", A DISTANCE OF 40.32 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FOREST PARK ROAD, SAID IRON ROD BEING THE MOST SOUTHERLY WEST CORNER OF SAID THOMAS W. TAYLOR TRACT AND THE SOUTH CORNER OF SAID INGRESS/EGRESS EASEMENT "A";

THENCE NORTH 46°05'49" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FOREST PARK ROAD AND THE SOUTHWEST LINE OF SAID INGRESS/EGRESS EASEMENT "A", AT A DISTANCE OF 20.00 FEET PASSING A 3/4" IRON ROD FOUND, SAID IRON ROD BEING THE WEST CORNER OF SAID INGRESS/EGRESS EASEMENT "A", CONTINUING ALONG THE SOUTHWEST LINE OF SAID LG MOCKINGBIRD FOREST TRACT IN ALL A TOTAL DISTANCE OF 169.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.511 ACRES (22,271 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, GREGG A. E. MADSEN, 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 DOCUMENTATION 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

GREGG A. E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: GREGGM@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER / DEVELOPER

LG MOCKINGBIRD FOREST, LLC
2301 CEDAR SPRINGS RD STE 200
DALLAS, TEXAS 75201
CONTACT: CHRIS GUTIERREZ
EMAIL: CHRIS@LEONCAPITALGROUP.COM
PH: (214) 865-8082

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A. E. MADSEN, R.P.L.S.
EMAIL: GREGGM@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

OWNER'S DEDICATION
STATE OF TEXAS)
COUNTY OF DALLAS)

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT LG MOCKINGBIRD FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FOREST PARK ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS THE _____ DAY OF _____, 2016.

LG MOCKINGBIRD FOREST, LLC,

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

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 APPEARED _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

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

PRELIMINARY PLAT
FOREST PARK ADDITION

LOT 7A, BLOCK B/2368
BEING A REPLAT OF PART OF LOT 7, BLOCK B/2368, FOREST PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 241, PG. 41, D.R.D.C.T., LOCATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-209

PREPARED BY:
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ENGINEERS SURVEYORS LAND PLANNERS
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