



SCALE: 1" = 60'



LOCATION MAP
N.T.S.

LINE #	BEARING	DISTANCE
L1	N45°12'05"W	12.64'
L2	S45°06'55"W	28.06'
L3	S89°47'52"W	5.14'
L4	N84°39'41"W	28.52'
L5	N24°57'48"W	20.01'
L6	N61°55'12"E	21.85'
L7	S61°40'13"W	10.99'
L8	S46°06'53"E	38.51'
L9	S46°06'53"E	78.77'
L10	S28°19'47"E	58.20'
L11	S28°19'47"E	63.63'
L12	S45°06'55"W	23.44'
L13	N28°19'47"W	29.63'
L14	S73°19'47"E	33.24'

- LEGEND**
- CIRF 5/8" IRON ROD FOUND WITH CAP STAMPED "DJR"
 - IRF IRON ROD FOUND
 - PKF PK NAIL FOUND
 - ADS 3" ALUMINUM DISK SET ON 5/8" IRON ROD STAMPED "C.M."
 - (C.M.) CONTROL MONUMENT
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE
 - CC# COUNTY CLERK'S FILE NUMBER
 - ⊕ FIRE HYDRANT
 - ⊖ GUY WIRE
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER VALVE

- GENERAL NOTES**
- BEARINGS ARE BASED ON THE SOUTHEAST LINE OF BUTLER STREET BEING NORTH 44°49'00" EAST AS RECORDED IN INSTRUMENT NO. 2008026733, O.P.R.D.C.T.
 - THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) LOTS FROM A 7.7942 ACRE TRACT OF LAND.
 - LOT-TO-LOT DRAINAGE IS NOT ALLOWED WITH ENGINEERING SECTION APPROVAL.
 - STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO PROJECTION OR SCALE.
 - BENCHMARK IS A STANDARD CITY OF DALLAS BENCHMARK: BENCHMARK NUMBER 2462 - ELEVATION 453.26'
 - NO BUILDING STRUCTURES EXIST ON THE PROPERTY.
 - NO WATER OR WASTEWATER FACILITIES ON THIS SITE.

OWNER'S CERTIFICATE

COUNTY OF DALLAS
STATE OF TEXAS

WHEREAS, CENTRAL 15TH LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the ROBERT KLEBERG SURVEY, Abstract No. 716, in City Block 8837, City of Dallas, Dallas County, Texas, and being a portion of that certain tract described in Warranty Deed to CENTRAL 15TH LLC, recorded in Volume 2002068, Page 4875, Deed Records, Dallas County, Texas (D.R.D.C.T.); and being more particularly described as follows:

BEGINNING at the northeast corner of the intersection of the northeasterly right-of-way line of Belt Line Road with the northwesterly right-of-way line of Fish Road; said Beginning Point also being the most southerly southeast corner of a right-of-way taking for said Belt Line Road described in Agreed Judgement in the favor of the County of Dallas, recorded in Volume 91143, Page 2137, D.R.D.C.T.; said Beginning Point also being described in said Agreed Judgment as being on the northwest right-of-way line of Fish Road;

THENCE North 45 degrees 12 minutes 05 seconds West, along the north right-of-way line of said Agreed Judgement, a distance of 12.64 feet to an angle point in said right-of-way line;

THENCE South 45 degrees 06 minutes 55 seconds West, continuing along the right-of-way line of said Agreed Judgement, a distance of 28.06 feet to an angle point in said right-of-way line;

THENCE South 89 degrees 47 minutes 52 seconds West, continuing along the right-of-way line of said Agreed Judgement, a distance of 5.14 feet to an angle point in said right-of-way line;

THENCE North 28 degrees 19 minutes 47 seconds West, continuing along the right-of-way line of said Agreed Judgement, a distance of 320.62 feet to a point for the beginning of a curve to the right having a radius of 2496.68 feet and a chord bearing North 18 degrees 52 minutes 08 seconds West, 821.50 feet;

THENCE Northerly, along said curve to the right, and continuing along the right-of-way line of said Agreed Judgement, through a central angle of 18 degrees 52 minutes 08 seconds West, to the northeast line of the aforementioned CENTRAL 15TH LLC Tract and the southwest corner of Parcel E-55, to the City of Dallas, as described in Warranty Deed recorded in County Clerk's Instrument Number 201400279901, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 56 degrees 51 minutes 06 seconds East, along the southwest line of said Parcel E-55, a distance of 96.96 feet to a point;

THENCE South 46 degrees 03 minutes 59 seconds East, a distance of 779.01 feet to a corner of Parcel E-80, to the City of Dallas, as described in Warranty Deed recorded in County Clerk's Instrument Number 201400279901, O.P.R.D.C.T.;

THENCE North 88 degrees 53 minutes 47 seconds East, continuing along the southerly line of said Parcel E-80, a distance of 212.08 feet to the east corner of said Parcel E-80 located on the northeast line of the aforementioned CENTRAL 15TH LLC Tract and the southwest line of a 25-foot wide strip Reserved for Road as specified in General Warranty Deed to L S INVESTMENTS, recorded in Volume 2004222, Page 11237, D.R.D.C.T.;

THENCE South 45 degrees 50 minutes 30 seconds East, along the northeast line of said CENTRAL 15TH LLC Tract and the southwest line of said 25-foot wide strip Reserved for Road, a distance of 56.73 feet to a point for the most southerly corner of said 25-foot wide strip Reserved for Road and the most southerly corner of said L S INVESTMENTS Tract located on the northwest right-of-way line of Fish Road (a variable-width public right-of-way);

THENCE South 44 degrees 29 minutes 41 seconds West, along said northwest right-of-way line and the southeast line of said CENTRAL 15TH LLC Tract, a distance of 488.48 feet to an angle point in said northwest right-of-way line;

THENCE North 84 degrees 39 minutes 41 seconds West, continuing along said northwest right-of-way line and the southeast line of said CENTRAL 15TH LLC Tract, a distance of 28.52 feet to an angle point in said north right-of-way line;

THENCE South 44 degrees 23 minutes 21 seconds West, continuing along said north right-of-way line and the southeast line of said CENTRAL 15TH LLC Tract, a distance of 103.44 feet to the Point of Beginning, and containing 339,515 square feet or 7.7942 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CENTRAL 15TH, LLC, a Texas limited liability company, acting by and through their duly authorized agent, CENTRAL 15TH, LLC, does hereby adopt this plat, designating the herein described property as **CENTRAL 15TH DALLAS**, 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 line 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 line 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 Dallas, Texas, this _____ day of _____ 2018.

By: _____
CHARLES COTTEN, Member
CENTRAL 15TH, LLC,
a Texas limited liability company

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this date personally appeared Charles Cotten, known to me personally 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

SURVEYOR'S STATEMENT

I, Kerry M Hoefner, 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 _____ day of _____ 2018

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

By: _____
Kerry M Hoefner
Texas Registered Professional Land Surveyor No. 4562

COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this date personally appeared Kerry M Hoefner, known to me personally 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

CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C1	11.23'	2495.40'	0°15'29"	N28°12'03"W	11.23'
C2	199.54'	2495.40'	4°34'54"	N25°46'51"W	199.49'
C3	155.89'	2495.40'	3°34'45"	N21°42'02"W	155.86'
C4	454.21'	2495.40'	10°25'44"	N14°41'47"W	453.58'
C5	84.30'	2495.40'	1°56'08"	S10°26'59"E	84.29'
C6	82.74'	54.00'	87°47'20"	N56°33'03"W	74.88'
C7	266.78'	2442.90'	6°15'25"	N15°47'06"W	266.64'
C8	47.65'	30.00'	90°59'54"	N64°24'46"W	42.79'
C9	60.17'	54.00'	63°50'44"	N77°59'21"W	57.11'
C10	25.71'	30.00'	49°05'35"	N70°36'47"W	24.93'
C11	131.62'	54.00'	139°39'07"	N25°20'01"W	101.37'
C12	16.19'	54.00'	17°10'40"	N53°04'53"E	16.13'
C13	45.62'	30.00'	87°08'02"	N15°14'14"E	41.35'
C14	322.46'	2466.90'	7°29'22"	N24°35'06"W	322.23'
C15	45.44'	30.00'	86°47'25"	N64°14'07"W	41.22'
C16	10.52'	2495.40'	0°14'30"	N20°01'54"W	10.52'
C17	10.52'	2495.40'	0°14'30"	N19°47'24"W	10.52'
C18	45.44'	30.00'	86°47'25"	N24°24'49"E	41.22'
C19	267.39'	2466.90'	6°12'37"	N15°52'35"W	267.25'
C20	45.44'	30.00'	86°47'25"	N56°09'59"W	41.22'
C21	29.01'	2495.40'	0°39'58"	N11°45'02"W	29.01'
C22	47.65'	30.00'	90°59'54"	N24°35'24"E	42.79'
C23	33.43'	30.00'	63°50'44"	S77°59'21"E	31.73'
C24	46.27'	54.00'	49°05'35"	S70°36'47"E	44.87'
C25	73.12'	30.00'	139°39'07"	S25°20'01"E	56.32'
C26	8.99'	30.00'	17°10'40"	S53°04'53"E	8.96'
C27	47.12'	30.00'	90°00'00"	N73°19'47"W	42.43'
C28	316.43'	2442.90'	7°25'17"	N24°37'08"W	316.20'
C29	14.79'	54.00'	15°41'27"	S53°04'43"E	14.74'
C30	31.48'	54.00'	33°24'08"	S78°27'30"E	31.04'
C31	4.86'	30.00'	9°16'39"	N89°28'46"E	4.85'
C32	23.24'	30.00'	44°22'46"	S15°50'31"W	22.66'
C33	3.38'	30.00'	6°27'39"	S41°15'44"W	3.38'

PRELIMINARY PLAT
CENTRAL 15TH DALLAS
LOTS 1-5, BLOCK 8837

339,515 SF / 7.7942 ACRES
SITUATED IN THE
ROBERT KLEBERG SURVEY ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S178-208

JDJR	PREPARED BY:	ENGINEERS AND CONSULTANTS, INC.
	TBPLS Firm No. 100356-00	
	ENGINEERS • LAND PLANNERS • SURVEYORS	2500 Texas Drive Suite 100 Irving, Texas 75062
		Tel 972-252-5357 Fax 972-252-8958
DATE: 26 APRIL, 2018	DRAWN BY: BJC	JDJR PROJECT NO. 100-33-02
SCALE: 1" = 60'	CHECKED BY: KMH	© COPYRIGHT 2018

OWNER:
CENTRAL 15TH LLC
1540 ROCK RIDGE DRIVE
PROSPER, TEXAS 75078