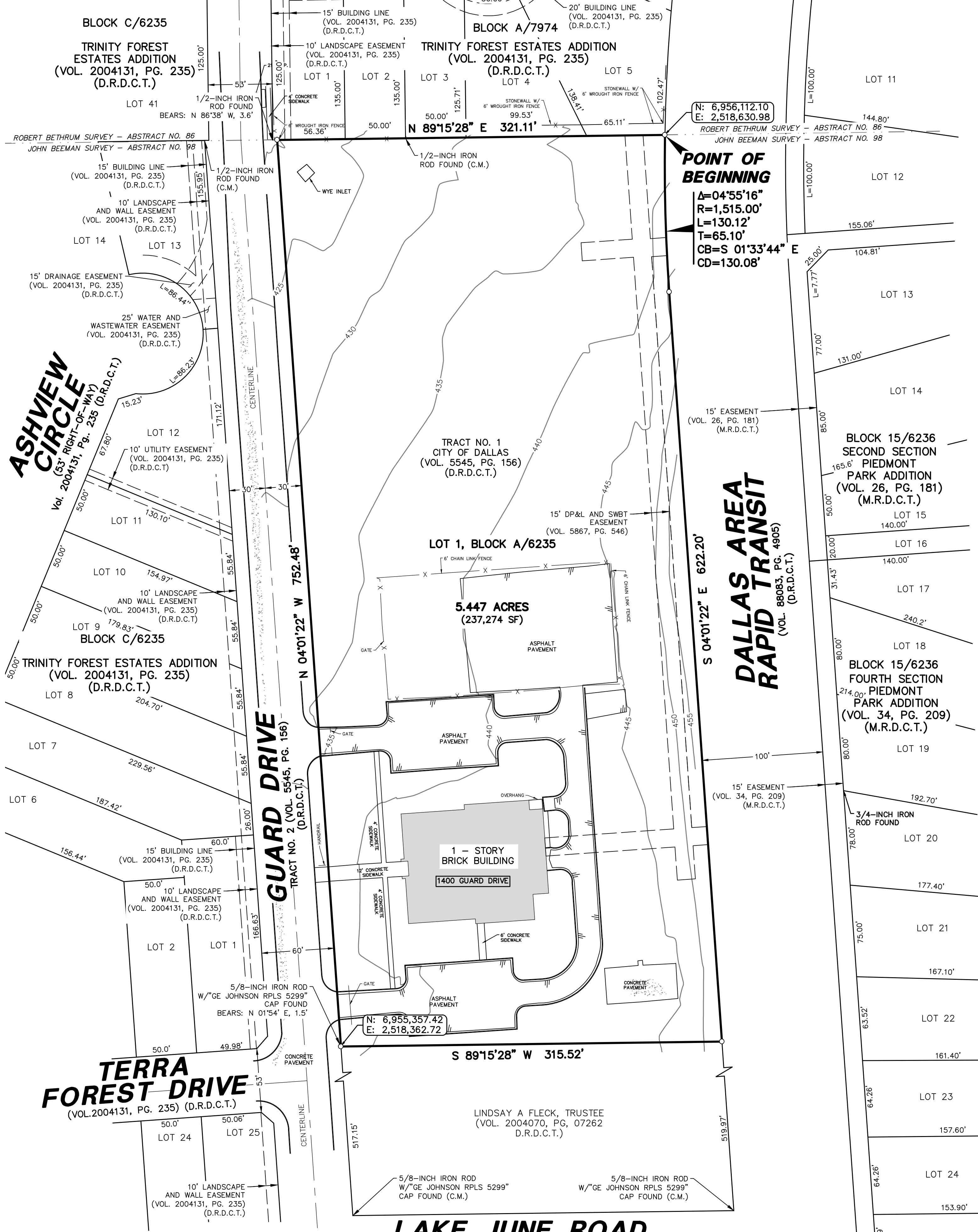


HONEY LOCUST DRIVE

(53' RIGHT-OF-WAY)
(VOL. 2004131, PG. 235) (D.R.D.C.T.)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, The City of Dallas, is the owner of a 5.447 acre tract of land located in the John Beeman Survey, Abstract No. 98, City of Dallas, Dallas County Texas, being Tract No. 1 described in Warranty Deed to the City of Dallas recorded in Volume 5545, Page 156, Deed Records Dallas County Texas (D.R.D.C.T.), being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with 3-inch aluminum cap marked "ARMORY" (set iron rod) for the northeast corner of the herein described parcel, same being the southeasterly corner of Lot 5, Block C/7974, Trinity Forest Estates Addition, an Addition to the City of Dallas, Texas recorded in Volume 2004131, Page 235, Official Public Records Dallas County Texas (O.P.R.D.C.T.), and being on the west right of way line for that 100' wide parcel described by Deed to Dallas Area Rapid Transit (DART) recorded in Volume 88083, Page 4905, D.R.D.C.T.;

THENCE southerly with the easterly line of the City of Dallas tract and said west right of way line as follows:

Along the arc of a curve to the left, having a central angle of 04 degrees 55 minutes 16 seconds, a radius of 1515.00 feet, an arc length of 130.12 feet, and a chord of South 01 degrees 33 minutes 44 seconds East. 130.08 feet to a set iron rod;

South 04 degrees 01 minutes 22 seconds East, a distance of 622.20 feet, to a set iron rod, the southeast corner of the herein described tract and the northeast corner of that tract described by Warranty Deed to Lindsay A Fleck, Trustee, recorded in Volume 2004070, Page 07262, Official Public Records Dallas County Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 15 minutes 28 seconds West, departing said DART right of way and with the line common to said City of Dallas tract and the Lindsay A Fleck, Trustee, tract, a distance of 315.52 feet to a set iron rod, the common westerly corner of said tracts, and being on the east right of way line of Guard Drive (60' right of way at this point) described as Tract No. 2 in Volume 5545, Page 156, D.R.D.C.T., from said set iron rod a found iron rod with yellow cap marked "GE Johnson RPLS 5299" bears North 01 degrees 54 minutes West, 1.5 feet;

THENCE North 04 degrees 01 minutes 22 seconds West, with said east right of way line, a distance of 752.48 feet to a set iron rod, from which a found 1/2-inch iron rod (disturbed), bears North 86 degrees 38 minutes West, 3.6 feet, said rod being in the south line of Lot 1, Block A/7974, of the aforesaid Trinity Forest Estates Addition and on the east right of way line of Guard Drive (marking the transition from a 60' right of way to a 53' right of way);

THENCE North 89 degrees 15 minutes 28 seconds East, with the south line of Trinity Forest Estates Addition and the north line of the herein described tract, a distance of 321.11 feet to the POINT OF BEGINNING and containing 5.447 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That City of Dallas, acting through its duly authorized agent, _____ do hereby adopt this plat, designating the herein above described property as **ARMORY ADDITION**, 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 dedicated 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.

Notwithstanding the general easement language recited herein, the floodway easement shown on this Plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this Plat, which statement is hereby adopted and accepted.

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 _____, 20____.

By: _____ By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOWN 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 herein 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

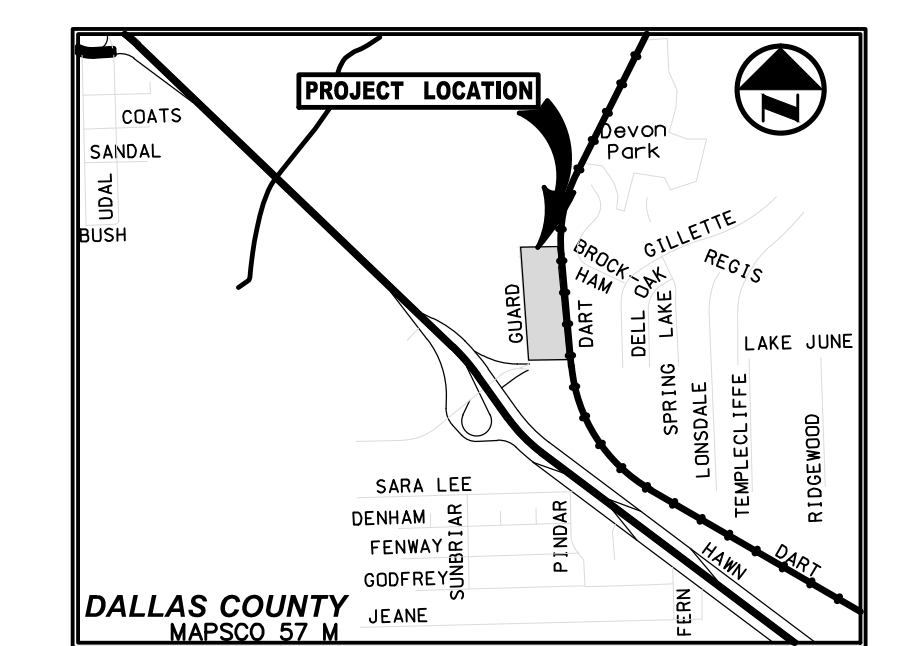
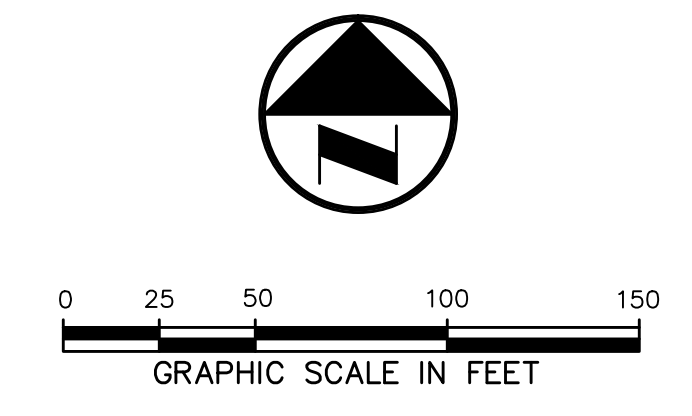
Paul Hubert
Registered Professional Land Surveyor
No. 1942

BEFORE ME, the understand 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 _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR	OWNER	ENGINEER
PACHECO KOCH CONSULTING ENGINEERS 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TEXAS 75206 PH: (972) 235-3031 CONTACT: PAUL HUBERT	CITY OF DALLAS 1500 MARILLA ST. DALLAS, TEXAS 75201 PH: (214) 670-1806 CONTACT: RAUL ACOSTA	CHARLES GOJER & ASSOCIATES, INC. 11615 FOREST CENTRAL DR. DALLAS, TEXAS 75201 PH: (214) 340-1199 CONTACT: CHRIS WALTON



LEGEND

○	SET 1/2-INCH IRON W/ 3-INCH ALUMINUM CAP STAMPED "ARMORY" (C.M.) CONTROLLING MONUMENT
---	PROPERTY LINE
---	CENTERLINE
---	EASEMENT LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY

NOTES

- Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, Texas North Central Zone (4202). Coordinates hereon are grid values. The controlling line is the west right of way line for the DART parcel.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4811300505-J, Community-Panel No. 480171 0505-J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" On said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 500-year floodplain.
- The purpose of this plat is to create a single lot for development.
- The survey abstract line shown hereon is approximate and is not located on the ground.
- Lot to Lot Drainage is not permitted without engineering department approval.
- There are no plans for demolition of the existing structures on the subject site.

PRELIMINARY PLAT ARMORY ADDITION LOT 1, BLOCK A/6235

LOCATED IN THE
JOHN BEEMAN SURVEY, ABSTRACT NO. 98
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S145-247

Pacheco Koch	8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-469
DRAWN BY ACD	CHECKED BY JPH
SCALE 1"=50'	DATE JULY 2015
JOB NUMBER 2537-15.118P	

07/07/2015 - 8:56AM
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 DWG FILE: 2537-15.118P.DWG

FINAL PLAT - ARMORY ADDITION, LOT 1, BLOCK A/6235