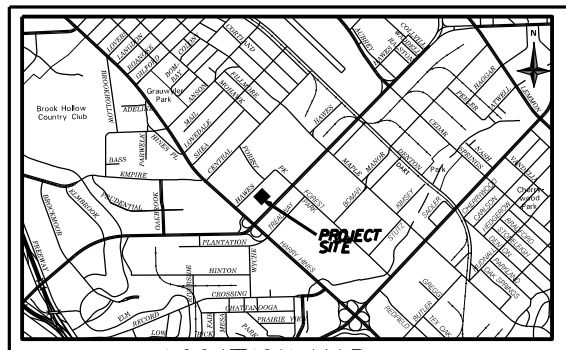

60 0 120

N

C1
Δ = 24°21'17"(RT)
R = 460.00'
L = 195.53'
CB = N57°54'01"E
CH = 194.06'

FOREST PARK ROAD
40' WIDE RIGHT-OF-WAY

BLK 2367
MOCKINGBIRD VENTURE PARTNERS LLC
6820 FOREST PARK ROAD
INST. NO. 20090007070

ROW DEED
CITY OF DALLAS
VOL. 3631, PG. 287
(D.R.D.C.T.)

S46°16'28"E
10.00'

1/2" SIR.
FND 60D NAIL
60'

N 45°43'23" E
112.42'

1/2" FIR.
3/4" FIR.
5/8" FIRC.

BLOCK B/2368
LOT 2-A
SWIT-T ADDITION
(VOL. 85074, PG. 4686)
(P.R.D.C.T.)
M&M HOTEL VENTURE, LLC.
A TEXAS LIMITED LIABILITY COMPANY
(INST NO. 201500170192)
(O.P.R.D.C.T.)

BLK B/5760
DLF HINES LLC
%SPECTRUM PROPERTIES LTD
1414 ELM ST STE 200
DALLAS, TEXAS 752022971

HAWES AVE.
50' WIDE RIGHT-OF-WAY

10' UTILITY EASEMENT
INST. NO. 20130025846?
O.P.R.D.C.T.

N 45°43'23" E 1015.98'
463.91'
282.93'
106.68'
159.36'

PROPOSED DETENTION EASEMENT BY THIS PLAT
S 46°16'37" E 125.00'
N 43°43'23" E 127.37'
S 45°38'54" W 9.08'
N 44°21'06" W 12.08'
S 45°38'54" W 99.60'

1-STORY METAL BUILDING
1-STORY METAL BUILDING
FND
S 46°15'03" E 399.12'

PROPOSED LOT 3C
243,498 S.F.
(5.590 ACRES)

BLOCK A/5758
PART OF LOT 3
FOREST PARK ADDITION
(VOL. 241, PG. 41)
(D.R.D.C.T.)

TWO STORY CONCRETE BUILDING
CONC. PVMT.
CONC. WALL
60'
S 45°57'56" E
483.44'

MOCKINGBIRD FP LP
℅ S&W PROPERTIES INC.
INST. 201600359546
(O.P.R.D.C.T.)

BLOCK B/2368
PORTION OF LOT 7
FOREST PARK ADDITION
(VOL. 241, PG. 41)
(D.R.D.C.T.)

LG MOCKINGBIRD FOREST, LLC.
A TEXAS LIMITED LIABILITY COMPANY
(INST. NO. 201600038220)
(O.P.R.D.C.T.)

2130 W. MOCKINGBIRD
MOCKINGBIRD FP LP
℅ S&W PROPERTIES INC.
INST. 201600357400
(O.P.R.D.C.T.)

TWO STORY BRICK BUILDING
BUILDING
BUILDING
BUILDING

OVERALL TRACT
628,459 S.F.

1/2" FIR.
1/2" SIR.
1/2" FIR.
1/2" SIR.

CARPORT
CARPORT
SHED
ASPHALT PVMT.
CONC. PVMT.
"TANK"

N46°21'10"W 152.26'
S 43°36'23" W 457.12'
100'

BLOCK A/5758
PART OF LOT 3 & 4
FOREST PARK ADDITION
(VOL. 241, PG. 41)
(D.R.D.C.T.)

MILES BENNETT SURVEY
ABSTRACT NO. 52

BLOCK A/5758
PROPOSED LOT 4B
155,089 S.F.
(3.560 ACRES)

APPROX. ORIGENAL LOT LINE BETWEEN 3 & 4

1/2" FIRC W/CAP "HALFF & ASSOC" YELLOW DIST

HARRY HINES VENTURE, LP.
A TEXAS LIMITED PARTNERSHIP
INST. 201500191410
(O.P.R.D.C.T.)

HARRY HINES VENTURE, II,LP.
A TEXAS LIMITED PARTNERSHIP
INST. 201500333189
(O.P.R.D.C.T.)

COMMUNICATION EASEMENT

1/2" SIR.
1/2" FIRC W/CAP "HALFF & ASSOC" YELLOW

S 43°33'45" W 312.24'
S 43°33'45" W 279.70'
N 46°01'47" W 106.82'
3/4" FIR

10' UTILITY EASEMENT
INST. NO. 20130025846?
O.P.R.D.C.T.

S 43°40'32" W 149.64'
1/2" FIR.

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

METROPOLITAN-MOCKINGBIRD ADDITION

MESQUITE CREEK DEVELOPMENT INC.
TRACT II
VOL. 2001083, PG. 5061
O.P.R.D.C.T.

BUILDING
ASPHALT PVMT.
CONC. PVMT.
ASPHALT PVMT.
3/4" FIR.
1/2" SR.

392.71'
1/2 FIR
1/2" SIR.
N 46°39'06" W
309.50'
N 46°39'06" E
159.28'

PROPOSED LOT 4A
229,873 S.F.
(5.277 ACRES)

BLOCK A/5758
PART OF LOT 4
FOREST PARK ADDITION
(VOL. 241, PG. 41)
(D.R.D.C.T.)

HARRY HINES VENTURE, LP.
A TEXAS LIMITED PARTNERSHIP
INST. 201500191409
(O.P.R.D.C.T.)

HARRY HINES BLVD.
VARIABLE WIDTH RIGHT-OF-WAY

1/2" FIRC W/CAP "HALFF & ASSOC" YELLOW (C.M.)

ORIGENAL CONTROL LINE

N47°55'50"W 421.45'
N 43°33'45" E
32.54'

S47°55'50"E 259.11'

1/2" FIRC W/CAP "HALFF & ASSOC" YELLOW

S43°36'23"W 421.60'

WEST MOCKINGBIRD LANE
100' WIDE RIGHT-OF-WAY

S43°36'23"W 240.18'
1/2" FIRC BENT

N48°02'31"W
150.00'

1/2" SIR
N - 6,987,357.14
E - 2,475,460.92
(GRID)

S53°35'09"W
39.57'

S42°05'46"W
38.85'

N46°30'21"W
6.16'

S43°28'41"W
99.71'

1/2" FIRC W/CAP "HALFF & ASSOC" YELLOW

5/8" FIRC W/CAP "HALFF & ASSOC" YELLOW

1/2" SIR.

P.O.B.
N - 6,986,374.63
E - 2,476,097.06
(GRID) (SW)

1/2" FIRC W/CAP "HALFF & ASSOC" YELLOW

BLOCK A/5758
LOT 6A & PART OF LOT 6
LONE STAR STEEL CO SUBDIVISION
BLK A/5758 LT 6-A
(VOL. 94156, PG. 363)
(D.R.D.C.T.)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
(VOL. 2004127, PG. 17275)
(D.R.D.C.T.)

BLOCK A/5758
PART OF LOTS 5 & 6
FOREST PARK ADDITION
(VOL. 241, PG. 41)
(D.R.D.C.T.)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20130013409?
(O.P.R.D.C.T.)

BLOCK A/5758
PART OF LOT 5
FOREST PARK ADDITION
(VOL. 241, PG. 41)
(D.R.D.C.T.)

HARRY BIRD, LLC,
A TEXAS LIMITED
LIABILITY COMPANY
INST. NO. 201600142334
(O.P.R.D.C.T.)

GENERAL NOTES:

1. REFERENCE BEARING FOR THE NORTHEAST LINE OF HARRY HINES BLVD., PER STATE PLAN COORDINATES AND DERIVED FROM GPS OBSERVATIONS
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM A PORTION OF 2 EXISTING LOTS AND PART OF BLOCK A/5758.
4. COORDINATES SHOWN ARE TEXAS STATE PLAN COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

SIR	1/2" SET IRON ROD (W/RED DAL-TECH CAP)
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
MON	CONCRETE MONUMENT
(C.M.)	CONTROLLING MONUMENT
FND	FOUND
ROW	RIGHT-OF-WAY
ESM'T	EASEMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY TEXAS
C.O.D.	CITY OF DALLAS

S167-282

PRELIMINARY PLAT

HARRY HINES VENTURE ADDITION

LOTS 3C, 4A & 4B, BLOCK A/5758

BEING A REPLAT OF
PART OF LOTS 3 AND 4, BLOCK A /5758
OF THE FOREST PARK ADDITION
VOLUME 241, PAGE 41

BEING A 14.427 ACRE TRACT OF LAND OUT OF THE
MILES BENNETT SURVEY, ABSTRACT NO. 52
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S XX-XXX
ENGINEERING PLAN FILE NO. : XXXX

DEVELOPER:

PARKING SYSTEM OF AMERICA,
BELCLAIRE INVESTMENTS
CORPORATION.

HARRY HINES PARKING LOT
6720 HARRY HINES BLVD.
DALLAS, TX 75235

SURVEYOR:

DAL-TECH ENGINEERING
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TX 75287
(972) 250-2727
FAX (972) 250-4774
Survey Reglstry No. 101235-00

AUGUST, 2017