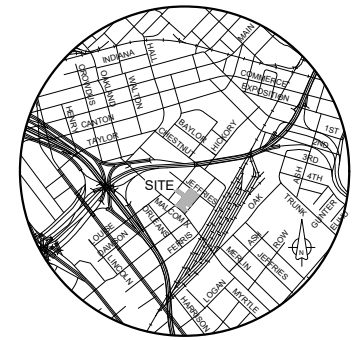
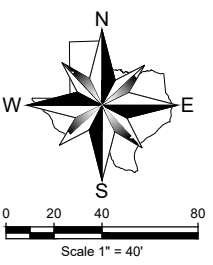


- LEGEND**
- IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - MAG FD MAG-NAIL FOUND
  - CIRF CAPPED IRON ROD FOUND
  - CM CONTROLLING MONUMENT
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. COUNTY CLERK'S INSTRUMENT NUMBER
  - MON STANDARD CITY OF DALLAS 3-1/4" ALUMINUM MONUMENT
  - VOLUME STAMPED "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION RPLS 5714" SET
  - PG. PAGE
  - PP POWER POLE
  - GW GUY WIRE
  - BOL BOLLARD
  - WV WATER VALVE
  - WM WATER METER
  - SS SANITARY SEWER
  - SW STORM WATER
  - MH MANHOLE
  - OHL OVERHEAD LINE
  - GMK GAS MARKER
  - GM GAS METER
  - GV GAS VALVE
  - EB ELECTRIC BOX
  - EM ELECTRIC METER
  - UGC UNDER GROUND CABLE
  - MP METAL POST



**GENERAL NOTES:**

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. COORDINATES LABELED HEREON UTILIZE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. BEARINGS SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY PERFORMED IN THE FIELD ON THE 6TH DAY OF FEBRUARY, 2019, UTILIZING A G.P.S. MEASUREMENT (NAD 83) OF SOUTH 39 DEG 11 MIN 44 SEC WEST (PLAT-SOUTH 45 DEG 00 MIN 00 SEC WEST) ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DAWSON AVENUE, RECORDED IN VOLUME 69, PAGE 63, D.R.D.C.T.
3. PURPOSE OF THIS PLAT IS TO COMBINE EXISTING TRACTS/LOTS INTO 1 TRACT AND ADD ANY NEEDED EASEMENTS FOR DEVELOPMENT.
5. ALL GRAYED OUT STRUCTURES ARE TO BE REMOVED.

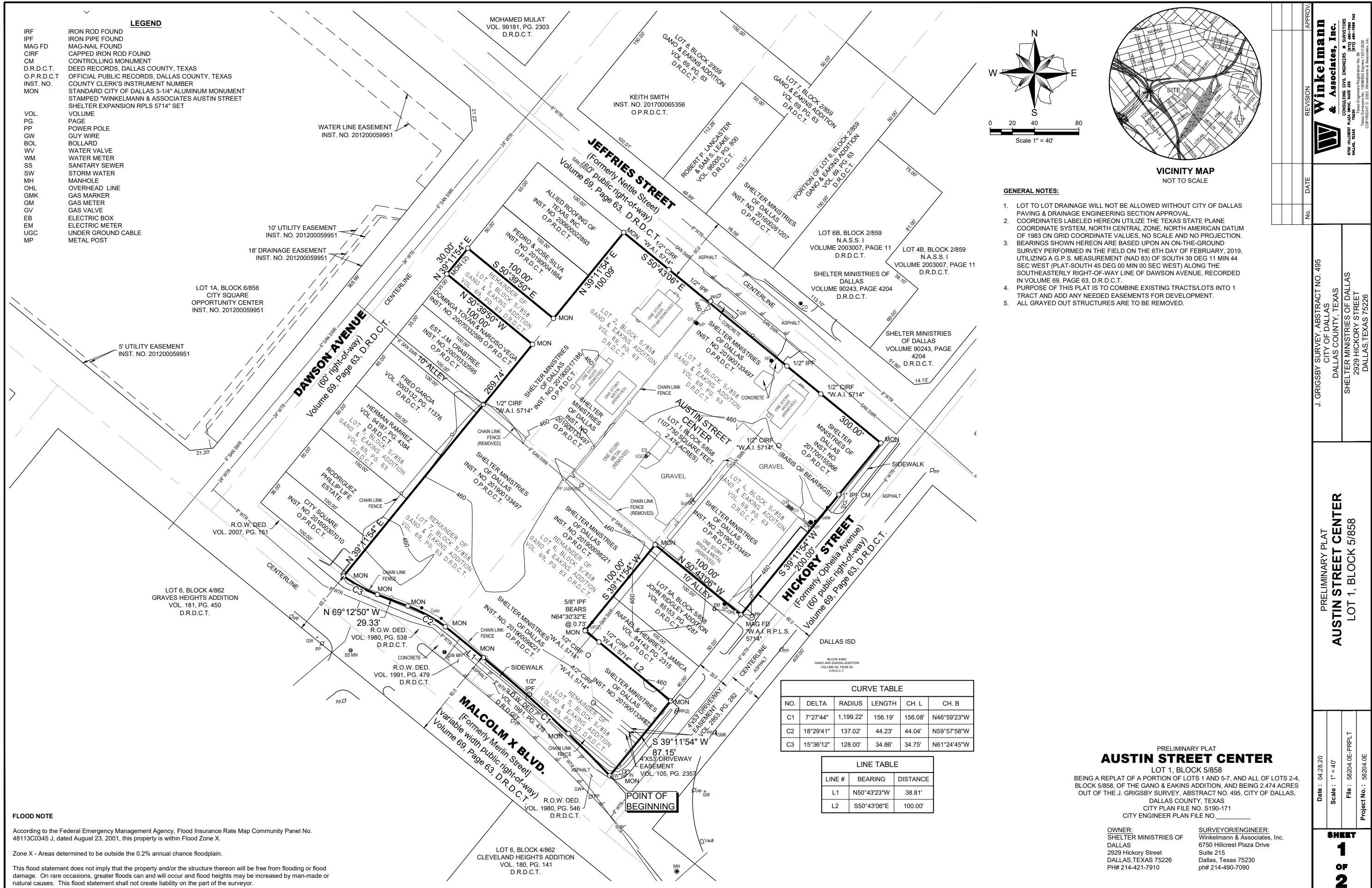
**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 6750 HILLCREST PLAZA, SUITE 215  
 DALLAS, TEXAS 75230  
 Telephone: 214-490-7900  
 Fax: 214-490-7900  
 Texas Engineer Registration No. 98-0000000000  
 Texas Surveyor Registration No. 98-0000000000  
 COPYRIGHT © 2020, Winkelmann & Associates, Inc.

J. GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 SHELTER MINISTRIES OF DALLAS  
 2929 HICKORY STREET  
 DALLAS, TEXAS 75226

PRELIMINARY PLAT  
**AUSTIN STREET CENTER**  
 LOT 1, BLOCK 5/858

Date: 04.28.20  
 Scale: 1" = 40'  
 File: 58204-0E-PRPLT  
 Project No.: 58204-0E

**SHEET**  
**1**  
**OF**  
**2**



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	7°27'44"	1,199.22'	156.19'	156.08'	N46°59'23"W
C2	18°29'41"	137.02'	44.23'	44.04'	N59°57'58"W
C3	15°36'12"	128.00'	34.86'	34.75'	N61°24'45"W

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N50°43'23"W	38.81'
L2	S50°43'06"E	100.00'

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0345 J, dated August 23, 2001, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT  
**AUSTIN STREET CENTER**  
 LOT 1, BLOCK 5/858  
 BEING A REPLAT OF A PORTION OF LOTS 1 AND 5-7, AND ALL OF LOTS 2-4, BLOCK 5/858, OF THE GANO & EAKINS ADDITION, AND BEING 2.474 ACRES OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-171  
 CITY ENGINEER PLAN FILE NO. \_\_\_\_\_

OWNER:  
 SHELTER MINISTRIES OF DALLAS  
 2929 Hickory Street  
 DALLAS, TEXAS 75226  
 PH# 214-421-7910

SURVEYOR/ENGINEER:  
 Winkelmann & Associates, Inc.  
 6750 Hillcrest Plaza Drive  
 Suite 215  
 Dallas, Texas 75230  
 ph# 214-490-7900

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Shelter Ministries of Dallas, is the sole owner of a tract of land situated in the J. GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas and being a portion of Lots 1 and 5-7, and all of Lots 2-4, Block 5/858, Gano and Eakins Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69, Page 63, Map Records, Dallas County, Texas, and being the same tracts of land described in Special Warranty Deed, as recorded in Instrument number 201900217186, 201900133497, 201700155966 and 201900098221, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner at the intersection of the Northwesterly right-of-way of Hickory Street and the Northeasterly right-of-way of Malcom X Boulevard, (formerly Merlin Street), a variable width right-of-way, said monument being the beginning of a curve to the left, with a radius of 1,199.22 feet a central angle of 07 deg 27 min 44 sec, a chord bearing of North 46 deg 59 min 23 West, and a chord length of 156.08 feet;

THENCE departing the Northwesterly right-of-way of said Hickory Street and along the Northeasterly right-of-way of said Malcom X Boulevard the following:

Along said curve to the left, an arc distance of 156.19 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner;

North 50 deg 43 min 23 sec West, a distance of 38.81 feet to a 13-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the left, with a radius of 137.02 feet, a central angle of 18 deg 29 min 41 sec, a chord bearing of North 59 deg 57 min 58 sec West, and a chord length of 44.04 feet;

Along said curve to the left, an arc distance of 44.23 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner;

North 69 deg 12 min 50 sec West, a distance of 29.33 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the right, with a radius of 128.00 feet, a central angle of 15 deg 36 min 12 sec, a chord bearing of North 61 deg 24 min 45 sec West, and a chord length of 34.75 feet;

Along said curve to the right, an arc distance of 34.86 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 7;

THENCE North 39 deg 11 min 54 sec East, departing the Northeasterly right-of-way of said Malcom X Boulevard and along the Northwesterly line of said Lot 7 and Lot 2, a distance of 269.74 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly ling of said Lot 2 and the Southeasterly line of said Lot 1;

THENCE North 50 deg 39 min 50 sec West, departing the Northwesterly line of said Lot 2 and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 1 and the Southeasterly right-of-way of Dawson Avenue, a 60-foot right-of-way;

THENCE North 39 deg 11 in 54 sec East, along the Southeasterly right-of-way of said Dawson Avenue and the Northwesterly line of said Lot 1, a distance of 30.00 feet to a3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner;

THENCE South 50 deg 39 min 50 sec East, departing the Southeasterly right-of-way of said Dawson Avenue and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in Northwesterly line of said Lot 2;

THENCE North 39 deg 11 min 54 sec East, along the Northwesterly line of said Lot 2, a distance of 100.09 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for the Northwesterly corner of said Lot 2, said monument being situated in the Southwesterly line of Jeffries Street, a 60-foot right-of-way;

THENCE South 50 deg 43 min 06 sec East, along the Southwesterly right-of-way of said Jeffries Street and the Northeasterly lines of said Lots 2-4, a distance of 300.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for the Northeasterly corner of said Lot 4, said monument being situated at the intersection of the Southwesterly right-of-way of said Jeffries Street and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Southeasterly line of said Lot 4 and the Northwesterly right-of-way of said Hickory Street, a distance of 200.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southeasterly corner of said Lot 4 and the Southeasterly corner of a 10-foot alley;

THENCE North 50 deg 43 min 06 sec West, along the Southwesterly line of said Lot 4 and the Northeasterly line of said 10-foot Alley, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for the Southwesterly corner of said Lot 4, the Southeasterly corner of said Lot 3, the Northeasterly corner of said Lot 6 and the Northeasterly corner of said 10-foot Alley;

THENCE South 39 deg 11 min 54 sec West, along the Southeasterly line of said Lot 6 and the Northwesterly line of said 10-foot Alley, passing at a distance of 10.00 feet the Northwesterly corner of said 10-foot Alley and the Northwesterly corner of Lot 5A, Block 5/858, John Ridgley Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84143, Page 2315, Deed Records, Dallas County, Texas, continuing along the Northwesterly line of said Lot 5A, and the Southwesterly line of said Lot 6, passing at a distance of 50.00 feet the Southwest corner of said Lot 5A and the Northwesterly corner of the remainder of said Lot 5, continuing along the Northwesterly line of said Lot 5 and the Southeasterly line of said Lot 6, for a total distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, from which a 5/8-inch iron pipe bears North 64 deg 30 min 32 sec East, at a distnace of 0.73 feet;

THENCE South 50 deg 43 min 06 sec East, departing the Southeasterly line of said Lot 6 and over and across said Lot 5, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Southeasterly line of said Lot 5 and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Northwesterly right-of-way of said Hickory Street and the Southeasterly line of said Lot 5, a distance of 87.15 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 107,750 square feet or 2.474 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of February, 2019, utilizing a G.P.S. measurement (NAD 83) of South 39 deg 11 min 44 sec West (plat-South 45 deg 00 min 00 sec West) along the Southeasterly right-of-way line of Dawson Avenue, recorded in Volume 69, Page 63, D.R.D.C.T.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SHELTER MINISTRIES OF DALLAS, acting by and through its duly authorized agent, Daniel Roby does hereby adopt this plat, designating the herein described property as AUSTIN STREET CENTER, 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 Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

SHELTER MINISTRIES OF DALLAS

By: Daniel Roby CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Roby, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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 \_\_\_\_\_, 2020.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

PRELIMINARY PLAT
AUSTIN STREET CENTER
LOT 1, BLOCK 5/858

BEING A REPLAT OF A PORTION OF LOTS 1 AND 5-7, AND ALL OF LOTS 2-4, BLOCK 5/858, OF THE GANO & EAKINS ADDITION, AND BEING 2.474 ACRES OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. 5190-171 CITY ENGINEER PLAN FILE NO. \_\_\_\_\_

OWNER: SHELTER MINISTRIES OF DALLAS, DALLAS, TEXAS 75226 PH# 214-421-7910
SURVEYOR/ENGINEER: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 215 Dallas, Texas 75230 ph# 214-490-7090

Table with columns: No., DATE, REVISION, APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information for the firm.

J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS
DALLAS COUNTY, TEXAS
SHELTER MINISTRIES OF DALLAS
2929 HICKORY STREET
DALLAS, TEXAS 75226

PRELIMINARY PLAT
AUSTIN STREET CENTER
LOT 1, BLOCK 5/858

Table with columns: Date (04.28.20), Scale (N/A), File (58204-0E-PRPLT), Project No. (58204-0E)

SHEET
2 of 2