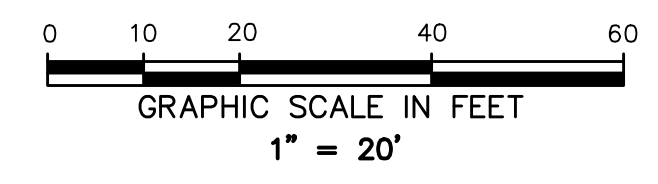
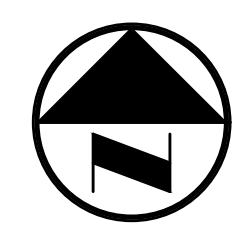


VICINITY MAP
(NOT TO SCALE)



LEGEND

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS	WV WATER VALVE
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	(C.M.) CONTROLLING MONUMENT
INST. NO. INSTRUMENT NUMBER	○ POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL. VOLUME	— PROPERTY LINE
PG. PAGE	— EASEMENT LINE
R.O.W. RIGHT-OF-WAY	— FENCE
SF SQUARE FOOT	— OVERHEAD UTILITY LINE
ACB A/C UNIT	— UNDERGROUND ELECTRIC LINE
B BOLLARD	— UNDERGROUND GAS LINE
CB US CABLE MARKER	— STORM DRAIN LINE
CO CLEANOUT	— WATER LINE
ELEC ELECTRIC BOX	— 8" SANITARY SEWER LINE
ELEC ELECTRIC MANHOLE	— 6" EXIST CONTOUR
EMW ELECTRIC METER	— SS SAN. SEWER MANHOLE
FP FLAG POLE	— TEL TELEPHONE BOX
FL FLOOD LIGHT	— STM STORM SEWER MANHOLE
GM GAS MANHOLE	— TEL TELEPHONE MANHOLE
GMW GAS METER	— V VULT (TYPE UNKNOWN)
GP GAS PUMP	
GV GAS VALVE	
GA GUY ANCHOR	
LS LIGHT STANDARD	
MH MANHOLE (TYPE UNKNOWN)	
MB MAILBOX	
PP POWER POLE	
PP W/ GUY ANCHOR	
SIGN TRAFFIC SIGN	

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- The purpose of this plat is to create one (1) lot from five (5) lots for new development.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Lot to Lot Drainage will not be permitted without Engineering Section approval.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on grid values, no scale and no projection.
- Building and improvements to be removed.

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. RELEASED 8/21/19.

**PRELIMINARY PLAT
FIRE STATION NO. 46
LOT 21A, BLOCK E/6627**

A REPLAT OF
LOTS 11A, 11B, 12A, 12B AND 13B, BLOCK E/6627,
BECKLEY ESTATES
AND BEING OUT OF THE
ZEDEKIAH RICKETTS SURVEY ABSTRACT NO. 1203
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S189-291
ENGINEERING PLAN NUMBER: 311T-_____
SHEET 1 OF 2

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY ACD	CHECKED BY JEC	SCALE 1"=20'	DATE AUGUST 2019
		JOB NUMBER 2304-19.086	

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER

CITY OF DALLAS
1500 MARILLA STREET, 6DS
DALLAS, TEXAS 75201
PH: 214-671-5129
ROBERT VANBUREN

ADELZ: 8/21/19 9:27 AM
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PRELIMINARY PLAT - FIRE STATION NO. 45, LOT 21A, BLOCK E/6627

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, the City of Dallas is the owner of a 1.105 acre tract of land situated in the Zekeiah Rickets Survey, Abstract No. 1203, Dallas County, Texas; said tract being all of Lots 11A, 11B, 12A and 12B, Block E/6627, Beckley Estates an addition to the City of Dallas, Texas according to the plat recorded in Volume 25, Page 71 and Volume 25, Page 97 and all of Lot 13B, Block E/6627, Beckley Estates, an addition to the City of Dallas, Texas according to the plat recorded in Volume 24, Page 53 all of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 5163, Page 271 of the Deed Records of Dallas County, Texas and part of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 5163, Page 273 of said Deed Records; said 1.105 acre tract being more particularly described as follows:

BEGINNING, at a point for corner, said point being at the intersection of the north right-of-way line of Camp Wisdom Road (a variable width right-of-way) and the west line of Manitoba Avenue (a 50-foot wide right-of-way); said point being the southeast corner of said Lot 11A;

THENCE, South 88 degrees, 53 minutes, 18 seconds West, along the said north line Camp Wisdom Road, a distance of 250.00 feet to a point for corner; said point being the southwest corner of said Lot 13B and the southeast corner of Lot 13D, Block E/6627, Mt. Sinal Church of God in Christ Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 99046, Page 8 of said Deed Records;

THENCE, North 01 degrees, 06 minutes, 42 seconds West, departing the said north line of Camp Wisdom Road, along the west line of said Lot 13B and the east line of said Lot 13A, a distance of 192.50 feet to a point for corner; said point being in the south line of a 15-foot wide alley and the northwest corner of said Lot 13B and the northeast corner of said Lot 13A;

THENCE, North 88 degrees, 53 minutes, 18 seconds East, along the said south line of the 15-foot alley, a distance of 250.00 feet to a point for corner; said point being at the intersection of the said south line of the 15-foot alley and the said west line of Manitoba Avenue; said point also being the northeast corner of said Lot 11A;

THENCE, South 01 degrees, 06 minutes, 42 seconds East, along the said west line of Manitoba Avenue and the east line of said Lot 11A, a distance of 192.50 feet to the POINT OF BEGINNING;

CONTAINING, 48,125 square feet or 1.105 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 _____, 2019.

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. RELEASED 8/21/19.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369

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 Jonathan E. Cooper, 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 _____, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF DALLAS, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **FIRE STATION NO. 46**, 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 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2019.

By: City of Dallas

By: _____
Director of Public Works

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 _____, 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 _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
FIRE STATION NO. 46
LOT 21A, BLOCK E/6627
BEING PART OF
CITY BLOCKS E/6627
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
ZEDEKIAH RICKETS SURVEY ABSTRACT NO. 1203
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S189-291
ENGINEERING PLAN NUMBER: 311T-_____
SHEET 2 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008000

DRAWN BY ACD	CHECKED BY JEC	SCALE NONE	DATE AUGUST 2019	JOB NUMBER 2102-19.252
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SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER

CITY OF DALLAS
1500 MARILLA STREET, 6DS
DALLAS, TEXAS 75201
PH: 214-671-5129
ROBERT VANBUREN

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PRELIMINARY PLAT - FIRE STATION NO. 45, LOT 21A, BLOCK E/6627