

BENCHMARKS

CITY BENCHMARKS:

NO. 423. 24-N-2 WALNUT HILL LANE - COPPEGE LANE A STANDARD WATER DEPARTMENT BENCH AT MIDPOINT ON CONCRETE CURB ON THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION = 532.68

NO. 424. 24-N-3 WALNUT HILL LANE - EL NADA LANE A STANDARD WATER DEPARTMENT BENCH AT MIDPOINT ON CONCRETE CURB ON THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION = 543.62

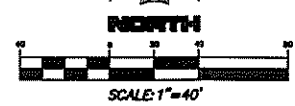
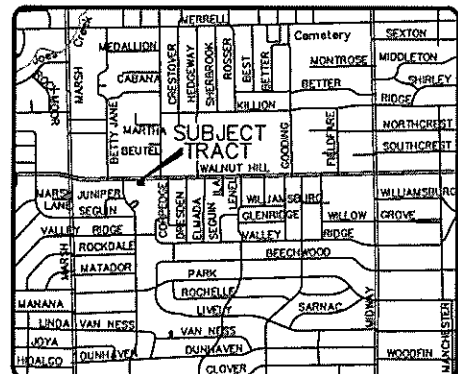
NO. 432. 24-P-7 WALNUT HILL LANE - ONTARIO LANE A STANDARD WATER DEPARTMENT BENCH MARK SET AT MIDPOINT ON CONCRETE CURB ON THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION = 563.07

NO. 433. 24-P-9 WALNUT HILL LANE - GOODING DRIVE A STANDARD WATER DEPARTMENT BENCH MARK SET AT MIDPOINT ON CONCRETE CURB ON THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION = 558.08

SITE BENCHMARKS:

NDM BM "A" SQUARE CUT ON SOUTHEAST CORNER OF CONCRETE AT WATER VAULT, +/-15' NORTH OF NORTH CURB LINE OF WALNUT HILL LANE AND +/-70' EAST OF CENTER OF DRIVE TO FIRE STATION NO. 35 AT 3839 WALNUT HILL LANE. ELEVATION = 533.07

NDM BM "B" SQUARE CUT WITH "X" (T4) IN CONCRETE PARKING AREA OF ST. FRANCIS ANGLICAN CHURCH AT 3838 WALNUT HILL LANE, +/-70' SOUTH OF AND +/-40' WEST OF THE NORTHWEST CORNER OF THE CHURCH BUILDING. ELEVATION = 529.84



ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. VOL., PG.	INSTRUMENT NUMBER VOLUME, PAGE
FND.	FOUND
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
R.F.	IRON ROD FOUND
IPF	IRON PIPE FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS:

WHEREAS the City of Dallas is the owner of that called one acre tract of land situated in the Francis A. Winn Survey, Abstract No. 1578 according to the warranty deed recorded in Volume 3115, Page 160 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), in City Block 9/6178, in the City of Dallas, Dallas County, Texas, the tract represented hereon being all of said called one acre tract, same being all of Lots 17 and 18, all of a 20' wide right-of-way dedication and all of an alley right-of-way dedication at the southwest corner of said Lot 17 according to the plat of Walnut Hill Water Pump Station, an addition to the City of Dallas recorded in instrument No. 201100280705 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the tract represented hereon also including a 7.50 foot wide strip of a dedicated 15' wide alley along the tract's south and west sides according to the plat of Marsh Lane Addition, Section 2, an addition to the City of Dallas recorded in Volume 14, Page 357 of the Map Records of Dallas County, Texas (M.R.D.C.T.), the tract represented hereon being more particularly described as follows:

BEGINNING at a set Mag Nail with a washer stamped "WMPS ADDN. NDMCE" for the northeast corner of said 20' Street Right-of-Way Dedication, same being the northwest corner of that called 3 acre tract of land conveyed to Bishop, C. Avery Mason, of the Diocese of St. Francis' Episcopal Church, and his successor in office as Trustee for St. Francis' Episcopal Church according to the Warranty Deed recorded in Volume 4343, Page 493, D.R.D.C.T., same also being the northwest corner of an Easement for street purposes recorded in Volume 5157, Page 258, D.R.D.C.T., from whence a found Mag Nail with a washer bears N 00°41'29" W a distance of 0.20 feet;

THENCE S 00°41'29" E, with the east line of said 20' Street Right-of-Way Dedication and the west line of said called 3 acre tract and said Easement for street purposes, at a distance of 15.00 feet passing a 1/2-inch iron rod found (controlling monument) for the southwest corner of said Easement for street purposes, and departing the west line of said Easement for street purposes and continuing with the east line of said 20' Street Right-of-Way Dedication and the west line of said called 3 acre tract, at a cumulative distance of 19.84 feet passing a found 1/2-inch iron rod with a plastic cap stamped "LIM & ASSOC.", and continuing with the east line of said 20' Street Right-of-Way Dedication and the west line of said called 3 acre tract, at a cumulative distance of 20.00 feet passing the southeast corner of said 20' Street Right-of-Way Dedication, same being the northeast corner of the aforementioned Lot 18 of said Walnut Hill Water Pump Station addition, and departing the east line of said 20' Street Right-of-Way Dedication and continuing with the west line of said called 3 acre tract and with the east line of said Lot 18, at a cumulative distance of 208.79 feet passing a found 1-inch diameter iron pipe (controlling monument) for the southeast corner of said Lot 18, same being a northeast corner of the aforementioned 15' wide alley, and departing the east line of said Lot 18 and continuing with the west line of said called 3 acre tract and with an east line of said 15' wide alley for a total distance of 216.29 feet to a set 3-1/4" diameter aluminum disk stamped "WALNUT HILL WATER PUMP STATION ADDN NDMCE" for the intersection of the west line of said called 3 acre tract and an east line of said 15' wide alley with the centerline of said 15' wide alley;

THENCE S 89°23'41" W, departing the west line of said called 3 acre tract and the east line of said 15' wide alley and with said alley centerline, a distance of 216.12 feet to an ell corner on a sanitary sewer manhole cover in the center of said alley, from whence an "X" cut found in concrete (controlling monument) for the southwest corner of said Lot 17 bears N 44°14'44" E a distance of 10.58 feet;

THENCE N 00°54'13" W, continuing with the centerline of said alley, a distance of 215.73 feet to a set Mag Nail with a washer stamped "WMPS ADDN. NDM" for the intersection of the prolongation of the centerline of said alley with the prolongation of the north line of the aforementioned 20' Street Right-of-Way Dedication;

THENCE N 89°14'48" E, departing the prolongation of the centerline of said alley and with the prolongation of the north line of said 20' Street Right-of-Way Dedication, at a distance of 7.50 feet passing the northwest corner of said 20' Street Right-of-Way Dedication, from whence a found PK nail with washer bears N 00°54'13" W a distance of 0.26 feet, and also from whence a 1/2 inch iron rod found with a plastic cap stamped "LIM & ASSOC" bears S 00°54'13" E a distance of 19.72 feet, and departing said prolongation of the north line of said 20' Street Right-of-Way Dedication and with the north line of said 20' Street Right-of-Way Dedication for a total distance of 216.91 feet to the POINT OF BEGINNING and containing 1.0737 acres (46,770 square feet) of land, more or less.

SURVEYOR'S STATEMENT

I, Gary W. Matthews, 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-8.017 (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 _____, 2017.

"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". (RELEASE DATE: 12/5/2017)

Gary W. Matthews, Texas R.P.L.S. No. 5534
Registered Professional Land Surveyor
Nathan D. Maler Consulting Engineers, Inc.
Two Park Lane Place
8080 Park Lane, Suite 600
Dallas, Texas 75231
214-739-4741
TBPE Firm Registration No.: F-356
TBPLS Firm Registration No.: 100189-00

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas, acting by and through its duly authorized agent, Ricardo Galceran, does hereby adopt this plat, designating the hereon described property as WALNUT HILL WATER PUMP STATION 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 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 include additional areas 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 _____, 2017.

By: Ricardo Galceran, P.E.
Director of Public Works and Transportation
City of Dallas, Texas

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, personally appeared Ricardo Galceran, 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 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 _____, 2017.

Notary Public in and for the State of Texas

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, based on observations of Stations DUNP-g1012 and DSIA-g1012 utilizing Western Data Systems Texas Cooperative Network RTK GPS. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506
2. The coordinates shown hereon (labeled Grid Coordinates) are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The purpose of this plat is to consolidate two lots into one lot.
4. Lot to lot drainage will not be allowed without Engineering Division approval.

PRELIMINARY PLAT
WALNUT HILL WATER PUMP STATION ADDITION
LOT 17A, BLOCK 9/6178
BEING A REPLAT OF LOTS 17 AND 18 IN BLOCK 9/6178 OF WALNUT HILL WATER PUMP STATION IN THE F. A. WINN SURVEY, ABSTRACT NO. 1578 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 500K-100K

OWNER: CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201

DRAWN/SURVEYOR: NATHAN D. MALER CONSULTING ENGINEERS, INC.
8080 PARK LANE, SUITE 600
DALLAS, TEXAS 75231
(214) 739-4741
TBPE FIRM REGISTRATION NO. F-356
TBPLS FIRM REGISTRATION NO. 100189-00
NOVEMBER, 2017
SHEET 1 OF 1

S 178-065