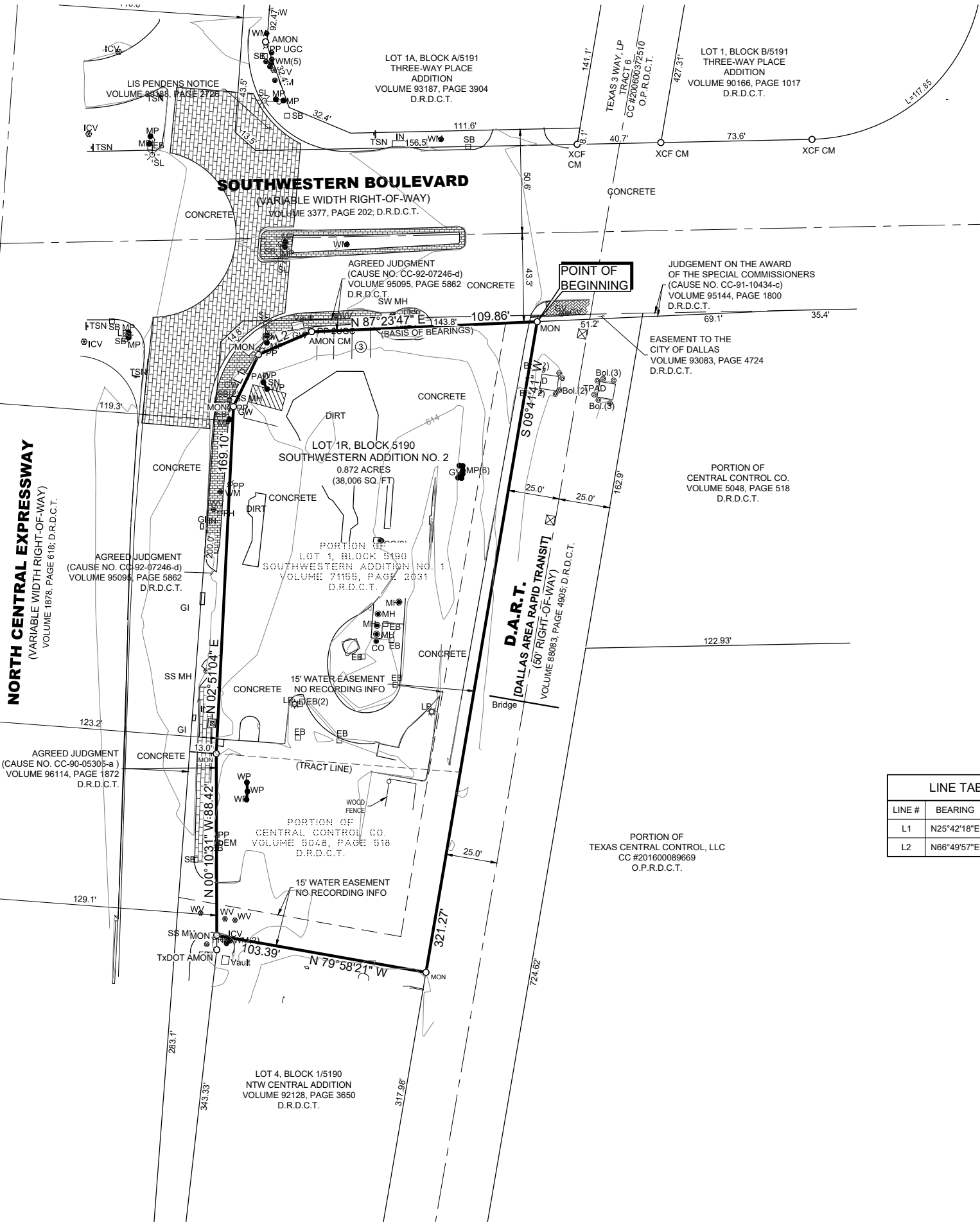


VICINITY MAP
NOT TO SCALE



LEGEND

MON	STANDARD CITY OF DALLAS 3-1/4" ALUMINUM MONUMENT STAMPED "WINKELMANN & ASSOCIATES SOUTHWESTERN ADDITION NO. 2 RPLS 5714" SET
CMON	CONCRETE MONUMENT FOUND
XCF	"X" CUT IN CONCRETE FOUND
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CC #	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET

- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACTS INTO ONE (1) LOT FOR DEVELOPMENT.
 - 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 CITED HEREIN ARE BASED ON GLOBAL POSITIONING SYSTEM (TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE [4202], NORTH AMERICAN DATUM OF 1983 [2011]).
 - EXISTING BUILDING AND STRUCTURES TO BE REMOVED.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N25°42'18"E	28.10'
L2	N66°49'57"E	28.10'

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0335K, dated July 07, 2014, 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 RE-PLAT
SOUTHWESTERN ADDITION NO. 2
LOT 1R, BLOCK 5190
BEING A PORTION OF LOT 1, BLOCK 5190
SOUTHWESTERN ADDITION NO. 1, RECORDED IN
VOLUME 7115, PAGE 2031, D.R.D.C.T. AND A PORTION OF CENTRAL
CONTROL CO. TRACT, RECORDED IN VOLUME 5048, PAGE 518, D.R.D.C.T.
0.872 ACRES OUT OF THE JOHN C. COOK SURVEY, ABSTRACT NO. 259,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-080

OWNER:
Central Control Co.
5803 Greenville
Dallas, Texas 75206
ph# 401-770-6852

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 214-490-7090

ENGINEER:
The Dimension Group
10755 Sandhill Road
Dallas, Texas 75238
ph# 214-343-9400

REVISION	DATE	APPROVAL

JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS
DALLAS COUNTY, TEXAS
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

PRELIMINARY RE-PLAT
SOUTHWESTERN ADDITION NO. 2
LOT 1R, BLOCK 5190

Date : 10.23.18
Scale : 1" = 30'
File : 79101.0A-PRPLT
Project No. : 79101.0A

SHEET
1
OF
2

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF Dallas §

WHEREAS, We, Central Control Co., are the sole owner of a tract of land situated in the JOHN C. COOK SURVEY, ABSTRACT NO. 259, in the City of Dallas, Dallas County, Texas, and being a portion of Lot 1, Block 5190, Southwestern Addition No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 71155, Page 2031, Deed Records, Dallas County, Texas, and the remainder of a tract of land described in Warranty Deed to Central Control Co. as recorded in Volume 5048, Page 516, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for corner at the intersection of the West line of D.A.R.T. (Dallas Area Rapid Transit) right-of-way, a 50-foot right-of-way at this point, with the South right-of-way of Southwestern Boulevard, a variable width right-of-way as defined by Agreed Judgement No. CC-91-10434-c recorded in Volume 95095, Page 5862, Deed Records, Dallas County, Texas, on the East line of said Lot 1, Block 5190;

THENCE South 09 deg 41 min 41 sec West, departing the South right-of-way of said Southwestern Boulevard, along the West line of said D.A.R.T. right-of-way and the East line of said Lot 1 and said Central Control Co. tract a distance of 321.27 feet to a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for the Northeast corner of Lot 4, Block 1/5190, NTW Central Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 92128, Page 3650, Deed Records, Dallas County, Texas, and the Southeast corner of the remainder of said Central Control Co. tract;

THENCE North 79 deg 58 min 21 sec West, departing the West line of said D.A.R.T. right-of-way, along the South line of the remainder of said Central Control Co. tract and the North line of said Lot 4, a distance of 103.39 feet to a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for the Southwest corner of the remainder of said Central Control Co. tract and the Northwest corner of said Lot 4 on the East right-of-way of North Central Expressway (U. S. Highway 75), a variable width right-of-way way as defined by Agreed Judgement No. CC-90-05305-a recorded in Volume 96144, Page 1872, Deed Records, Dallas County, Texas, and said Agreed Judgement No. CC-92-07246-d;

THENCE North 00 deg 10 min 31 sec West, along the East right-of-way of said North Central Expressway and the West line of the remainder of said Central Control Co. tract, a distance of 88.42 feet to a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for corner on the North line of the remainder of said Central Control Co. tract and the South line of said Lot 1;

THENCE North 02 deg 51 min 04 sec East, continuing along the East right-of-way of said North Central Expressway, a distance of 169.10 feet to a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for corner at the Southwest end of a corner clip at the intersection of the East right-of-way of said North Central Expressway and the South right-of-way of said Southwestern Boulevard;

THENCE North 25 deg 42 min 18 sec East, departing the East right-of-way of said North Central Expressway, along said corner clip, a distance of 28.10 feet to a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for corner;

THENCE North 66 deg 49 min 57 sec East, continuing along said corner clip, a distance of 28.10 feet to a standard City of Dallas 3-1/4 inch aluminum monument stamped "Winkelmann & Assoc. Inc. (Addition Name) RPLS 5714" set for corner on the South right-of-way of said Southwestern Boulevard;

THENCE North 87 deg 23 min 47 sec East, along the South right-of-way of said Southwestern Boulevard, a distance of 109.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 38,006 square feet or 0.872 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Dimension Group, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as SOUTHWESTERN ADDITION NO. 2, 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 ___, 2018.

Central Control Co.

By: Signatory for owner

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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2018.

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 ___, 2018.

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 325
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 ___, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

PRELIMINARY RE-PLAT
SOUTHWESTERN ADDITION NO. 2
LOT 1R, BLOCK 5190
BEING A PORTION OF LOT 1, BLOCK 5190
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CITY PLAN FILE NO. S189-080

OWNER: Central Control Co. 5803 Greenville Dallas, Texas 75206 ph# 401-770-6852
SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 325 Dallas, Texas 75230 ph# 214-490-7090
ENGINEER: The Dimension Group 10755 Sandhill Road Dallas, Texas 75238 ph# 214-343-9400

PRELIMINARY RE-PLAT
SOUTHWESTERN ADDITION NO. 2
LOT 1R, BLOCK 5190

JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS
DALLAS COUNTY, TEXAS
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SHEET
2 of 2

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

Date : 10/23/18
Scale : N/A
File : 79101.0A-PRPLT
Project No. : 79101.0A