

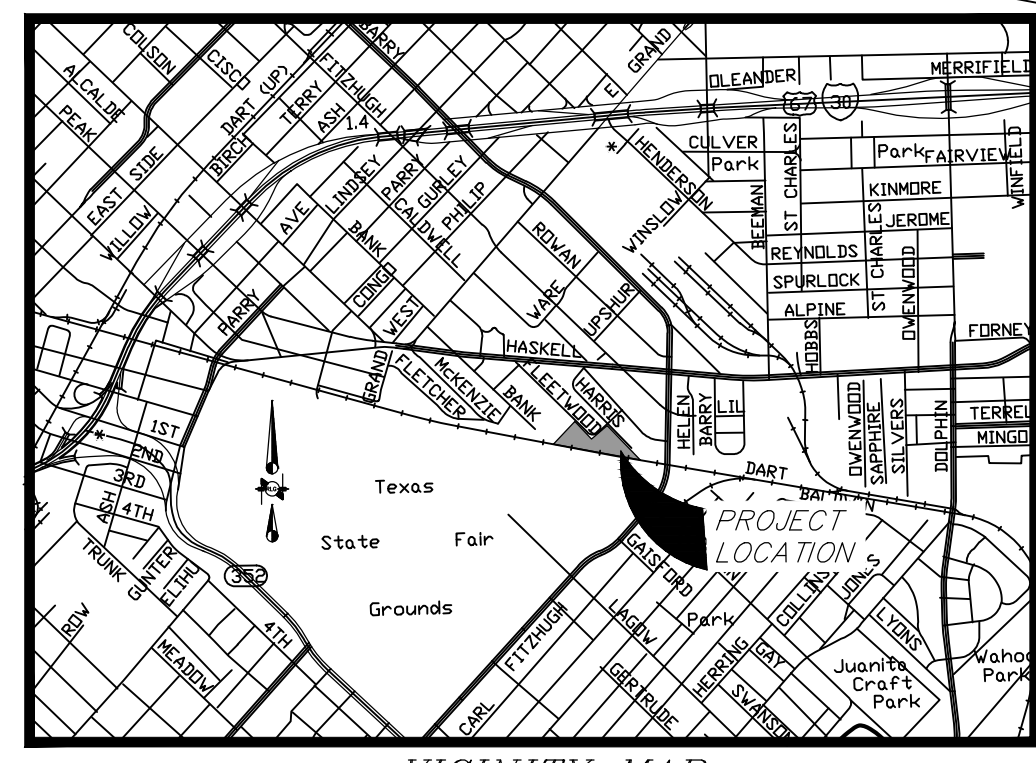
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ASPHALT
- CONCRETE
- FENCE LINE
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIBER OPTIC MARKER
- POWER POLE
- GUY WIRE
- SIGN
- STORM SEWER MANHOLE
- OVERHEAD POWER
- STORM SEWER LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.L.G. INC" SET
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- IRON ROD FOUND
- MAG NAIL SET / FOUND
- CHISELED "X" SET / FOUND
- PK NAIL SET / FOUND
- CONTROLLING MONUMENT
- 3-1/4" ALUMINUM DISK STAMPED "GBASR" AND "R.L.G. INC" ON A 1/2" IRON ROD SET
- MAP RECORDS, DALLAS COUNTY, TX
- DEED RECORDS, DALLAS COUNTY, TX
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INSTRUMENT NUMBER
- VOLUME PAGE
- TREE

GENERAL NOTES:

1. The purpose of this plat is to combine 1 lot and 2 blocks into 1 lot.
2. No structures exist.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. Coordinates based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. Basis of Bearings: The S.W. line of Harris Court (S43°00'50"E) per the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.
6. Controlling Monuments: As shown.

- △ STREET EASEMENT- VOL. 3420, PG. 619 D.R.D.C.T
- △ STREET EASEMENT- VOL. 3446, PG. 168 D.R.D.C.T
- △ STREET EASEMENT- VOL. 3420, PG. 617 D.R.D.C.T
- △ STREET EASEMENT- VOL. 3420, PG. 611 D.R.D.C.T



PRELIMINARY PLAT
FLTWD
LOT 1, BLOCK I/1443
 REPLAT OF
BLOCKS I/1443 & R/1442
FORMAN'S ADDITION
LOT 5, BLOCK H/1443
CENTRAL FINANCE CORPORATION,
THOMAS LAGOW SURVEY
ABSTRACT NO. 759
 IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-311
 ENGINEERING NO. (XXX)
 SCALE: 1" = 30' DATE: JULY 31, 2019

OWNER:
 JUBILEE PARK & COMMUNITY CENTER CORPORATION
 917 BANK STREET
 DALLAS, TX 75223

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rig@rlginc.com
 TEXAS PE REG #F-493
 TDFPLS REG #100341-00

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Jubilee Park & Community Center Corporation is the sole owner of a tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, conveyed by Correction Special Warranty Deed recorded in Instrument Number 201900175593, Official Public Records, Dallas County, Texas (Tract 1, Tract 2 and Tract 3), being part of Block I/1443 and part of Block R/1442, Forman's Addition, an addition to the City of Dallas according to the plat recorded in Volume 250, Page 242, Deed Records, Dallas County, Texas, all of Lot 5, Block H/1443, Central Finance Corporation Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 11, Page 307, Map Records, Dallas County, Texas, being all of Fleetwood Street (formerly Foreman Avenue) abandoned by City Ordinance No. 4704 and being more particularly described as follows:

BEGINNING at 1/2" iron rod with yellow plastic cap stamped "TXHS" found at the south corner of said Lot 5, Block H/1443, being in the northeast right-of-way line of Fleetwood Street (55' right-of-way, created by plat of Fleetwood Addition recorded in Volume 250, Page 242, Deed Records, Dallas County, Texas and plat of said Forman's addition) in the northwest line of said Block I/1443 and the southeasterly terminus of said Fleetwood Street;

THENCE North 45° 33' 13" West, along the northeast right-of-way line of the said Fleetwood Street and the southwest line of said Lot 5, a distance of 46.90 feet to a 1/2" iron rod with yellow plastic cap stamped "TXHS" found at the west corner of said Lot 5 and the south corner of Lot 4, Block H/1443, said Central Finance Corporation Subdivision;

THENCE North 44° 31' 26" East, along the common line between said Lots 5 and 4, a distance of 87.61 feet to a point at the north corner of said Lot 5, the east corner of said Lot 4, the south corner of Lot 7 and the west corner of Lot 8, Block H/1443, all in the said Central Finance Corporation Subdivision, from which a found 1/2" iron rod with yellow plastic cap stamped "TXHS" bears North 69° 05' 46" East 0.32 feet and a found 1" iron pipe bears South 81° 52' 58" East 1.08 feet;

THENCE South 45° 33' 13" East, along the common line between said Lot 5 and said Lot 6, a distance of 46.90 feet to a 1/2" iron rod with yellow plastic cap stamped "TXHS" found in the northwest line of said Block I/1443, being the southeast common corner of said Lots 5 and 6;

THENCE North 44° 31' 26" East, along the common line between said Block I/1443 and said Lot 6, a distance of 81.06 feet to a 1/2" iron rod with yellow plastic cap stamped "TXHS" found at the west corner of a City of Dallas Street Easement recorded in Volume 3629, Page 516, Deed Records, Dallas County, Texas, being the south corner of a City of Dallas Street Easement recorded in Volume 3420, Page 619, Deed Records, Dallas County, Texas, and being in the southwest right-of-way line of Harris Court (variable width right-of-way, created by plat of said Forman's addition, plat of P.L. Dickerman's Subdivision recorded in Volume 3, Page 269, Map Records, Dallas County, Texas, and said Street Easements;

THENCE South 43° 00' 50" East, along the southwest right-of-way line of said Harris Court, the southwest line of said City of Dallas Street Easement (Volume 3629, Page 516) and the northeast line of said Tract 1, passing at a distance of 367.63 feet a found 1/2" iron rod with yellow plastic cap stamped "TXHS", continuing a total distance of 369.89 feet to an 3-1/4" aluminum disk stamped "FLTWD" and "RLG INC" on 1/2" iron rod set the intersection of the southwest right-of-way line of said Harris Court and the north line of a tract of land conveyed to Dallas Area Rapid Transit (DART) by Deed Without Warranty recorded in Volume 2002171, Page 15334, Deed Records, Dallas County, Texas;

THENCE North 79° 29' 22" West, along the north line of said DART tract and the south line of said Tract 1 and said Block I/1443, passing the southeast corner and the southwest corner of said Block I/1443, passing the southeast corner and the southwest corner of Fleetwood Street right-of-way as abandoned by City Ordinance No. 4704, passing the southeast corner of said Block R/1442, continuing along the north line of said DART tract and the south line of said Tract 1 and said Block R/1442, passing the southwest corner of said Tract 1 and the southeast corner of said Tract 2, a distance of 662.96 feet to a 3-1/4" aluminum disk stamped "FLTWD" and "RLG INC" on 1/2" iron rod set in the southeast line of Lot 3, Block R/1442, Fleetwood Addition, an addition to the City of Dallas according to the plat recorded in Volume 7, Page 385, Map Records, Dallas County, Texas;

THENCE North 43° 41' 09" East, along the southeast line of said Lot 3 and the northwest line of said Tract 2, passing at a distance of 8.64 feet a 1/2" iron rod with yellow plastic cap stamped "TXHS" found, passing at a distance of 177.84 feet the east corner of said Lot 3, continuing a total distance of 182.84 feet to a 3-1/4" aluminum disk stamped "FLTWD" and "RLG INC" on 1/2" iron rod set in the southwest line of said Fleetwood Street, 35 feet wide at this point;

THENCE South 45° 33' 13" East, along the southwest right-of-way line of said Fleetwood Street and the northeast line of said Tract 2 and said Tract 1, a distance of 182.67 feet to a 3-1/4" aluminum disk stamped "FLTWD" and "RLG INC" on 1/2" iron rod set at the west corner of said Fleetwood Street right-of-way abandonment, from which a found 1/2" iron rod with yellow plastic cap stamped "TXHS" bears South 44° 31' 26" West 5.00 feet;

THENCE North 44° 31' 26" East, along the northwest line of said right-of-way abandonment and the northwest line of said Tract 1, passing at a distance of 30.00 feet the north corner of said right-of-way abandonment, continuing along the southwest terminus of said Fleetwood Street the northwest line of said Block I/1443 and the northwest line of said Tract 1, a total distance of 35.00 feet to the **POINT OF BEGINNING**, containing 75,369 square feet or 1.730 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jubilee Park & Community Center Corporation, acting by and through its duly authorized agent, Ben Leal does hereby adopt this plat, designating the herein described property as **FLTWD** 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 _____, 2019.

JUBILEE PARK & COMMUNITY CENTER CORPORATION

By: _____
Ben Leal
President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Ben Leal**, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dale R. White, 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.

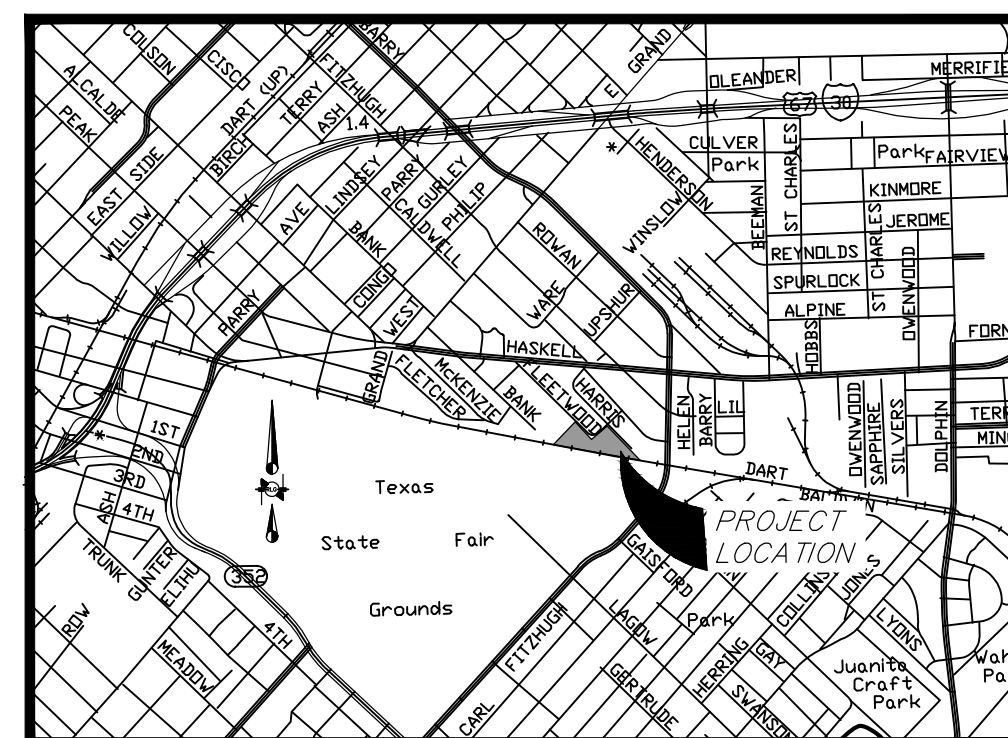
Dale R. White
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Dale R. White**, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of Texas



VICINITY MAP
NOT TO SCALE

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REPLAT OF
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12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlgtmc.com
TEXAS PE REG #P-498
TDFLS REG #100341-00

RECORDED	INST #	-	JOB NO.	1911.072	E-FILE	1911.072PP	DWG NO.	27,151 W	SHEET	2 OF 2
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