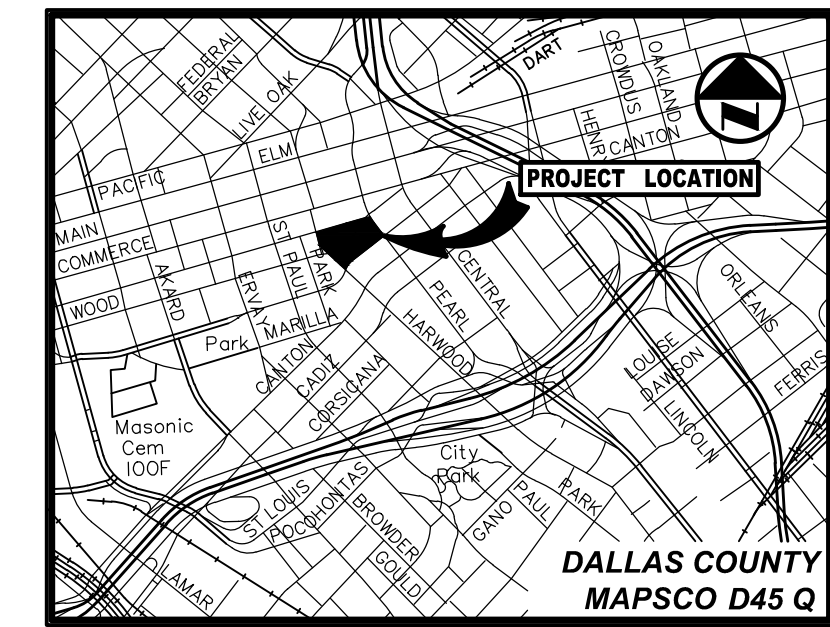
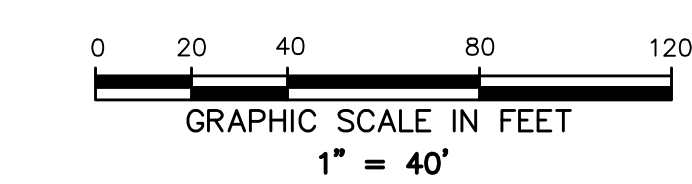
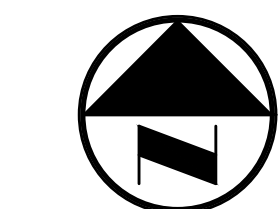


OWNERSHIP TABLE

	OWNER	RECORDING INFORMATION		OWNER	RECORDING INFORMATION
①	"TRACT A" MADJACKS HOLDINGS, LTD.	VOL. 96247, PG. 1524, D.R.D.C.T.	⑫	HARWOOD PARK, LLC	INST. NO. 201500335901, O.P.R.D.C.T.
②	"TRACT B" MADJACKS HOLDINGS, LTD.	VOL. 96247, PG. 1524, D.R.D.C.T.	⑬	"TRACT 1" HARWOOD PARK LLC	INST. NO. 201800073259, O.P.R.D.C.T.
③	"TRACT 1" LAKE AVENUE, LLC	INST. NO. 201500019527, O.P.R.D.C.T.	⑭	"TRACT 2" HARWOOD PARK LLC	INST. NO. 201800073259, O.P.R.D.C.T.
④	"TRACT 2" LAKE AVENUE, LLC	INST. NO. 201500019527, O.P.R.D.C.T.	⑮	"TRACT 3" HARWOOD PARK LLC	INST. NO. 201800073259, O.P.R.D.C.T.
⑤	"TRACT 1" LAKE AVENUE, LLC	INST. NO. 201400216389, O.P.R.D.C.T.	⑯	"TRACT 1" LAKE AVENUE, LLC	INST. NO. 201400172731, O.P.R.D.C.T.
⑥	"TRACT 2" LAKE AVENUE, LLC	INST. NO. 201400216389, O.P.R.D.C.T.	⑰	"TRACT 2" LAKE AVENUE, LLC	INST. NO. 201400172731, O.P.R.D.C.T.
⑦	"TRACT 1" LAKE AVENUE, LLC	INST. NO. 201400192476, O.P.R.D.C.T.	⑱	FEE TRACT CITY OF DALLAS	VOL. 5056, PG. 13, D.R.D.C.T.
⑧	"TRACT 2" LAKE AVENUE, LLC	INST. NO. 201400192476, O.P.R.D.C.T.	⑲	FEE TRACT CITY OF DALLAS	VOL. 5435, PG. 387, D.R.D.C.T.
⑨	PFDD YOUNG & HARWOOD LLC	INST. NO. 201900286647, O.P.R.D.C.T.	⑳	STREET EASEMENT CITY OF DALLAS	VOL. 5405, PG. 641, D.R.D.C.T.
⑩	PFDD YOUNG & HARWOOD LLC	INST. NO. 201900286650, O.P.R.D.C.T.			
⑪	HARWOOD PROPACQUISITION LLC	INST. NO. 201800073258, O.P.R.D.C.T.			



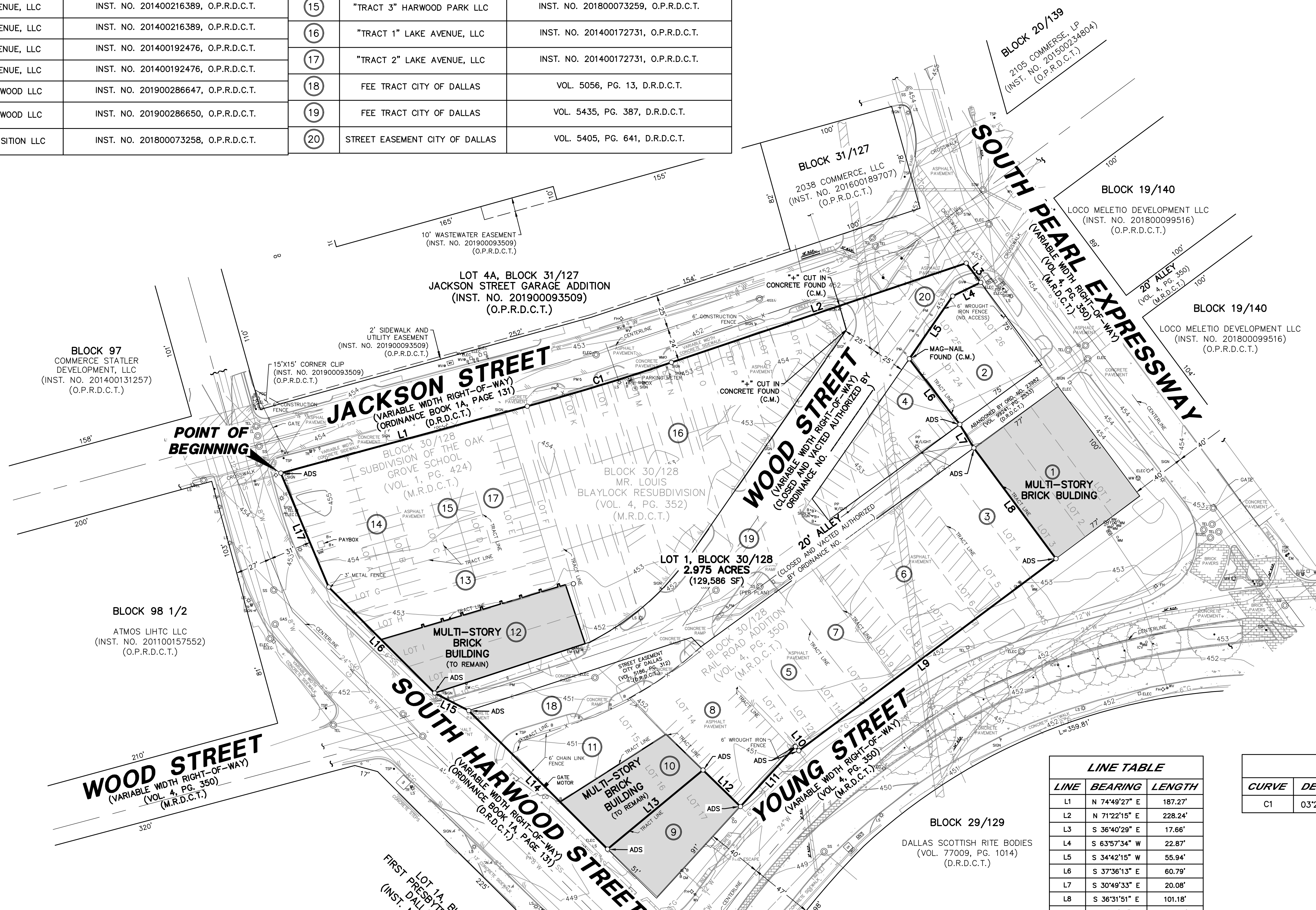
VICINITY MAP
(NOT TO SCALE)



LEGEND

• BOLLARD	TEL ☐ TELEPHONE BOX
○ CLEANOUT	1500 ☐ TRAFFIC SIGNAL CONTROL
ELEC ☐ ELECTRIC BOX	TSP • TRAFFIC SIGNAL POLE
EM ☐ ELECTRIC MANHOLE	☐ TELEPHONE VAULT
EM ☐ ELECTRIC METER	☐ SEPTIC TANK
FDC ☐ FIRE DEPT. CONN.	TEL ☐ TELEPHONE MANHOLE
FH ☐ FIRE HYDRANT	☐ VAULT (TYPE UNKNOWN)
GM ☐ GAS METER	☐ VENT
GR ☐ GAS RISER	WM ☐ WATER METER
GS ☐ GAS TEST STATION	WV ☐ WATER VAULT
GV ☐ GAS VAULT	WV ☐ WATER VALVE
— GUY ANCHOR	— X FENCE
ICV ☐ IRRIGATION CONTROL VALVE	— OHL — OVERHEAD UTILITY LINE
LS ☐ LIGHT STANDARD	— HR — HAND RAIL
MH ☐ MANHOLE (TYPE UNKNOWN)	— C — UNDERGROUND CABLE LINE
MW ☐ MONITORING WELL	— E — UNDERGROUND ELECTRIC LINE
PM ☐ PARKING METER	— G — UNDERGROUND GAS LINE
PP ☐ POWER POLE	— 613 — EXIST CONTOUR
PPM ☐ METAL UTILITY POLE	
PP ☐ W/ LIGHT	
PP ☐ W/ GUY ANCHOR	
PP ☐ W/ CROSS	
PP ☐ W/ ARM (LENGTH IN FEET)	
SS ☐ SAN. SEWER MANHOLE	
ADS 3 1/4" ALUMINUM DISK STAMPED "PACHECO KOCH - HP" SET	
	— VOL. — VOLUME
	— PG. — PAGE
	— D.R.D.C.T. — DEED RECORDS OF DALLAS COUNTY, TEXAS
	— O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	— INST. NO. — INSTRUMENT NUMBER
	— — — CENTERLINE RIGHT-OF-WAY

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 9/18/20.



LINE TABLE

LINE	BEARING	LENGTH
L1	N 74°49'27" E	187.27'
L2	N 71°22'15" E	228.24'
L3	S 36°40'29" E	17.66'
L4	S 63°57'34" W	22.87'
L5	S 34°42'15" W	55.94'
L6	S 37°36'13" E	60.79'
L7	S 30°49'33" E	20.08'
L8	S 38°31'51" E	101.18'
L9	S 53°14'51" W	235.48'
L10	N 38°23'47" W	3.89'
L11	S 42°28'01" W	59.65'
L12	N 45°44'31" W	38.41'
L13	S 50°19'47" W	90.97'
L14	N 45°01'54" W	143.90'
L15	N 62°44'07" W	28.13'
L16	N 45°00'02" W	109.84'
L17	N 22°45'54" W	90.80'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	03°27'12"	1833.33'	110.50'	55.27'	N 73°05'51" E	110.49'

PRELIMINARY PLAT
HARWOOD PARK
LOTS 1, BLOCK 30/128
A REPLAT OF
LOTS 4-16, BLOCK 30/128
RAIL ROAD ADDITION
LOTS A-J, BLOCK 30/128
SUBDIVISION OF THE OAK GROVE SCHOOL AND
LOT K-T, MR. LOUIS BLAYLOCK RESUBDIVISION
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S190-239
ENGINEERING PLAN NUMBER: DP20-
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 MCC	SCALE 1"=20'	DATE SEPT. 2020	JOB NUMBER 3729-20.133
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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 reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- The purpose of this plat is to create one (1) lot from thirty-three (33) platted lots, part of Wood Street right-of-way and part of a twenty (20)-foot wide alley for site development.
- Coordinates shown hereon area based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.
- No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.

SURVEYOR / ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER
PFDD YOUNG & HARWOOD LLC
901 MAIN STREET, SUITE 609
DALLAS, TEXAS 75202
PH: 214-977-8257
CONTACT: AMY M. MEADOWS

OWNER
HARWOOD PARK LLC
901 MAIN STREET, SUITE 609
DALLAS, TEXAS 75202
PH: 214-977-8257
CONTACT: AMY M. MEADOWS

OWNER
LAKE AVENUE, LLC
901 MAIN STREET, SUITE 609
DALLAS, TEXAS 75202
PH: 214-977-8257
CONTACT: AMY M. MEADOWS

OWNER
HARWOOD PROPACQUISITION LLC
901 MAIN STREET, SUITE 609
DALLAS, TEXAS 75202
PH: 214-977-8257
CONTACT: AMY M. MEADOWS

OWNER
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201
PH: 214-948-4650
CONTACT: LEN MILLS

ADELZ 09/18/20 6:09 PM M:\DWG-37\3729-20.133\DWG\SURVEY.C3D 2018\3729-20.133BPP.DWG

PRELIMINARY PLAT - HARWOOD PARK, LOT 1, BLOCK 30/128

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That LAKE AVENUE, LLC, HARWOOD PARK LLC, HARWOOD PROPACQUISITION LLC, PFDD YOUNG & HARWOOD LLC AND CITY OF DALLAS, does hereby adopt this plat, designating the herein above described property as HARWOOD PARK, 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 dedicated 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.

LAKE AVENUE, LLC

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand 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 _____, 2020.

Notary Public in and for the State of Texas

HARWOOD PARK LLC

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand 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 _____, 2020.

Notary Public in and for the State of Texas

HARWOOD PROPACQUISITION LLC

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand 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 _____, 2020.

Notary Public in and for the State of Texas

PFDD YOUNG & HARWOOD LLC

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand 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 _____, 2020.

Notary Public in and for the State of Texas

CITY OF DALLAS

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand 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 _____, 2020.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, LAKE AVENUE, LLC, HARWOOD PARK LLC, HARWOOD PROPACQUISITION LLC, PFDD YOUNG & HARWOOD LLC AND CITY OF DALLAS are the owners of a 2.975 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being all of Lots 4-16, Block 30/128, Rail Road Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 350, all of Lots A-J, Block 30/128, Subdivision of the Oak Grove School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 424 and all of Lots K-T, Block 30/128, Mr. Louis Blaylock Resubdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 352 all of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described in Special Warranty Deed's to Lake Avenue, LLC recorded in Instrument No.'s 201500019527, 201400216389, 201400192476 and 201400172731, being all of those certain tracts of land described in Special Warranty Deed to Harwood Park, LLC recorded in Instrument No. 201800073259 and Special Warranty Deed and Deed without Warranties recorded in Instrument No. 201500335901, being all of that certain tract of land described in Special Warranty Deed to PFDD Young & Harwood LLC recorded in Instrument No. 201900286650, being all of that certain tract of land described in Special Warranty Deed to Harwood Propacqisition LLC recorded in Instrument No. 201800073258 all of the Official Public Records of Dallas County, Texas; said tract also being all of the certain tracts of land described in Warranty Deed's to City of Dallas recorded in Volume 5435, Page 384 and Volume 5056, Page 13 both of the Deed Records of Dallas County, Texas; said 2.975 acre tract being more particularly described as follows:

BEGINNING, at a 3.25" aluminum disk stamped 'PACHECO KOCH -HP' set for corner at the intersection of the southeast line of Jackson Street (a variable width right-of-way) and the northeast line of Harwood Street (a variable width right-of-way);

THENCE, North 74 degrees, 49 minutes, 27 seconds East, a distance of 187.27 feet to a point; said point being the beginning of a curve to the left;

THENCE, along said curve, having a central angle of 03 degrees, 27 minutes, 12 seconds, a radius of 1833.33 feet, a chord bearing and distance of North 73 degrees, 05 minutes, 51 seconds East, 110.49 feet, an arc distance of 110.50 feet to a point at the end of said curve;

THENCE, North 71 degrees, 22 minutes, 15 seconds East, a distance of 228.24 feet to a point;

THENCE, South 36 degrees, 40 minutes, 29 seconds East, a distance of 17.66 feet to a point;

THENCE, South 63 degrees, 57 minutes, 34 seconds West, a distance of 22.87 feet to a point;

THENCE, South 34 degrees, 42 minutes, 15 seconds West, a distance of 55.94 feet to a point;

THENCE, South 37 degrees, 36 minutes, 13 seconds East, a distance of 60.79 feet to a point;

THENCE, South 30 degrees, 49 minutes, 33 seconds East, a distance of 20.08 feet to a point;

THENCE, South 36 degrees, 31 minutes, 51 seconds East, a distance of 101.18 feet to a point;

THENCE, South 53 degrees, 14 minutes, 51 seconds West, a distance of 235.48 feet to a point;

THENCE, North 38 degrees, 23 minutes, 47 seconds West, a distance of 3.89 feet to a point;

THENCE, South 42 degrees, 28 minutes, 01 seconds West, a distance of 59.65 feet to a point;

THENCE, North 45 degrees, 44 minutes, 31 seconds West, a distance of 38.41 feet to a point;

THENCE, South 50 degrees, 19 minutes, 47 seconds West, a distance of 90.97 feet to a point;

THENCE, North 45 degrees, 01 minutes, 54 seconds West, a distance of 143.90 feet to a point;

THENCE, North 62 degrees, 44 minutes, 07 seconds West, a distance of 28.13 feet to a point;

THENCE, North 45 degrees, 00 minutes, 02 seconds West, a distance of 109.84 feet to a point;

THENCE, North 22 degrees, 45 minutes, 54 seconds West, a distance of 90.80 feet to the POINT OF BEGINNING;

CONTAINING, 129,586 square feet or 2.975 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Michael C. Clover, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumetation shown hereon was either found or placed in compliance with eh 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. RELEASED 9/18/20.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
HARWOOD PARK
LOTS 1, BLOCK 30/128
A REPLAT OF
LOTS 4-16, BLOCK 30/128
RAIL ROAD ADDITION
LOTS A-J, BLOCK 30/128
SUBDIVISION OF THE OAK GROVE SCHOOL AND
LOT K-T, MR. LOUIS BLAYLOCK RESUBDIVISION
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S190-239
ENGINEERING PLAN NUMBER: DP20-_____
SHEET 2 OF 2

OWNER

HARWOOD PARK LLC
901 MAIN STREET, SUITE 609
DALLAS, TEXAS 75202
PH: 214-977-8257
CONTACT: AMY M. MEADOWS

OWNER

LAKE AVENUE, LLC
901 MAIN STREET, SUITE 609
DALLAS, TEXAS 75201
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER

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OWNER

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OWNER

CITY OF DALLAS
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CONTACT: LEN MILLS

SURVEYOR / ENGINEER

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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 MCC	SCALE NONE	DATE SEPT. 2020	JOB NUMBER 3729-20.133
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PRELIMINARY PLAT - HARWOOD PARK, LOT 1, BLOCK 30/128

ADULT: 09/18/20 6:10 PM
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