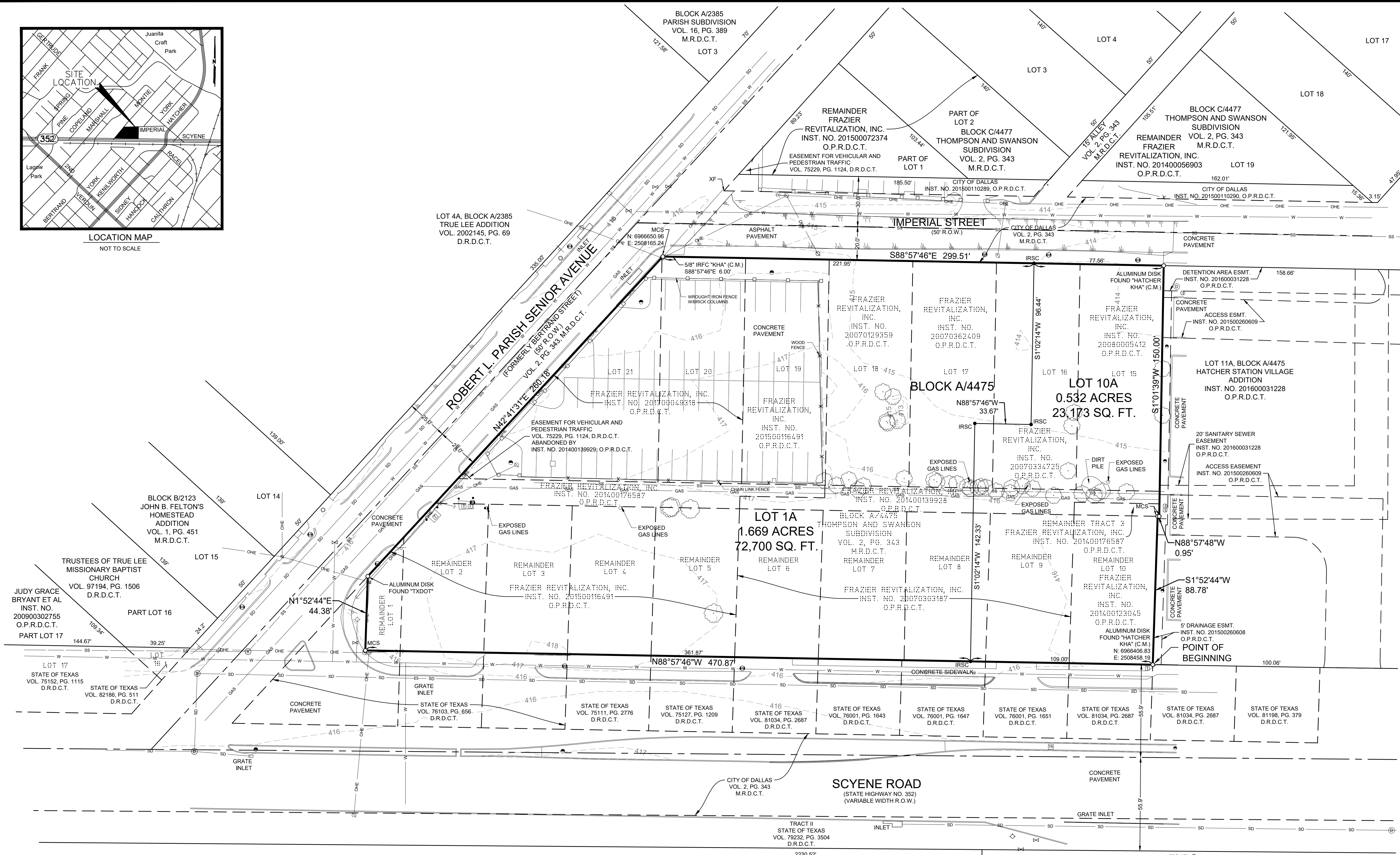
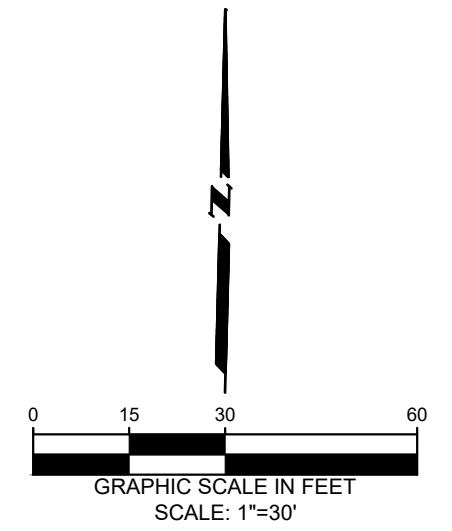


LOCATION MAP
NOT TO SCALE



LEGEND

	TELEPHONE BOX
	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	IRRIGATION VALVE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	TRAFFIC BOLLARD
	TRAFFIC BOX
	TREE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CONTROLLING MONUMENT
	1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
	IRSC
	IRFC
	R.O.W.
	EASEMENT
	D.R.D.C.T.
	O.P.R.D.C.T.
	MCS

- NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 2 LOTS FROM 4 PLATTED TRACTS AND AN ABANDONED ALLEY.
 5. THERE ARE NO STRUCTURES ON THE SURVEYED PROPERTY.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0365K, REVISED DATE JULY 7, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**PRELIMINARY PLAT
HATCHER STATION
DENTAL ADDITION
LOTS 1A AND 10A, BLOCK A/4475**

REPLAT OF
PART OF LOTS 1-10 AND ALL OF LOTS 15-21
BLOCK A/4475
AND PART OF AN ABANDONED ALLEY CROSSING
BLOCK A/4475

THOMPSON AND SWANSON SUBDIVISION
BEING 2.201 ACRES OUT OF THE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-315
ENGINEERING NUMBER 311T-
SHEET 1 OF 2

DEVELOPER
FRI HS GP, LLC
c/o FRAZIER REVITALIZATION, INC.
CONTACT: DOROTHY HOPKINS
4716 ELSIE FAYE HEGGINS STREET
DALLAS, TEXAS 75210
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VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2019-053

OWNER'S CERTIFICATE

**STATE OF TEXAS §
COUNTY OF DALLAS §**

WHEREAS FRAZIER REVITALIZATION, INC. is the owner of those tracts of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being all of Lots 15-21, part of Lots 1-10 and a portion of an abandoned 15-foot wide alley, Block A/4475 of Thompson and Swanson Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2, Page 343, Map Records, Dallas County, Texas; same being all of those tracts of land conveyed to Frazier Revitalization, Inc. by Warranty Deeds with Vendor's Lien recorded in Instrument No. 201400123045 and Instrument No. 20070362409, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); by Special Warranty Deeds recorded in Instrument No. 20070334725, Instrument No. 20070129359, and Instrument No. 20080005412, O.P.R.D.C.T., all of that tract of land conveyed to Frazier Revitalization, Inc. by General Warranty Deed with Vendor's Lien recorded in Instrument No. 201500116491, O.P.R.D.C.T., all of that tract of land conveyed to Frazier Revitalization, Inc. by General Warranty Deed recorded in Instrument No. 201700049318, O.P.R.D.C.T., and part of those tracts of land conveyed to Frazier Revitalization, Inc. by Quitclaim Deed recorded in Instrument No. 201400139928, O.P.R.D.C.T., Deed Without Warranty recorded in Instrument No. 201400176587 and a Warranty Deed with Vendor's Lien recorded in Instrument No. 20070303187, O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at an aluminum disk stamped "HATCHER KHA" found for corner in the north line of Scylene Road (a variable width right-of-way) and the east line of said Lot 10, same being the southwest corner of Lot 11A, Block A/4475 of Hatcher Station Village Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201600031228, O.P.R.D.C.T.;

THENCE N 88° 57' 46" W, with said north right-of-way line of Scylene Road, a distance of 470.87 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "HATCHER STATION DENTAL, RPLS 5867" set for at the south end of a right-of-way corner clip at the intersection of said north right-of-way line of Scylene Road with the southeast right-of-way line of Robert L. Parish Senior Avenue (formerly Bertrand Street; a 50-foot wide right-of-way);

THENCE N 01° 52' 44" E, with said right-of-way corner clip, a distance of 44.38 feet to an aluminum disk stamped "TXDOT" found at the north end of said right-of-way corner clip in the southeast right-of-way line of said Robert L. Parish Senior Avenue;

THENCE N 42° 41' 31" E, with said southeast right-of-way line of Robert L. Parish Senior Avenue, a distance of 260.18 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "HATCHER STATION DENTAL, RPLS 5867" set for corner at the intersection of said southeast right-of-way line of Robert L. Parish Senior Avenue with the south right-of-way line of Imperial Street (a 50-foot wide right-of-way);

THENCE S 88° 57' 46" E, with said south right-of-way line of Imperial Street, at a distance of 6.00 feet passing a 5/8-inch iron rod with yellow plastic cap stamped "KHA" found, continuing for a total distance of 299.51 feet to an aluminum disk stamped "HATCHER KHA" found for the northwest corner of said Lot 11A;

THENCE departing said south right-of-way line of Imperial Street and with the west line of said Lot 11A, the following courses and distances:

- S 01° 01' 39" W for a distance of 150.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;
- N 88° 57' 48" W for a distance of 0.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;
- S 01° 52' 44" W a distance of 88.78 feet to the **POINT OF BEGINNING** and containing 95,873 square feet or 2.201 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Frazier Revitalization, Inc., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **HATCHER STATION DENTAL ADDITION**, 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, Texas.

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

By: FRAZIER REVITALIZATION, INC.

Dorothy Hopkins

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Dorothy Hopkins, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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

RELEASED 9/17/2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2019.

Notary Public, State of Texas

**PRELIMINARY PLAT
HATCHER STATION
DENTAL ADDITION
LOTS 1A AND 10A, BLOCK A/4475
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SHEET 2 OF 2**

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