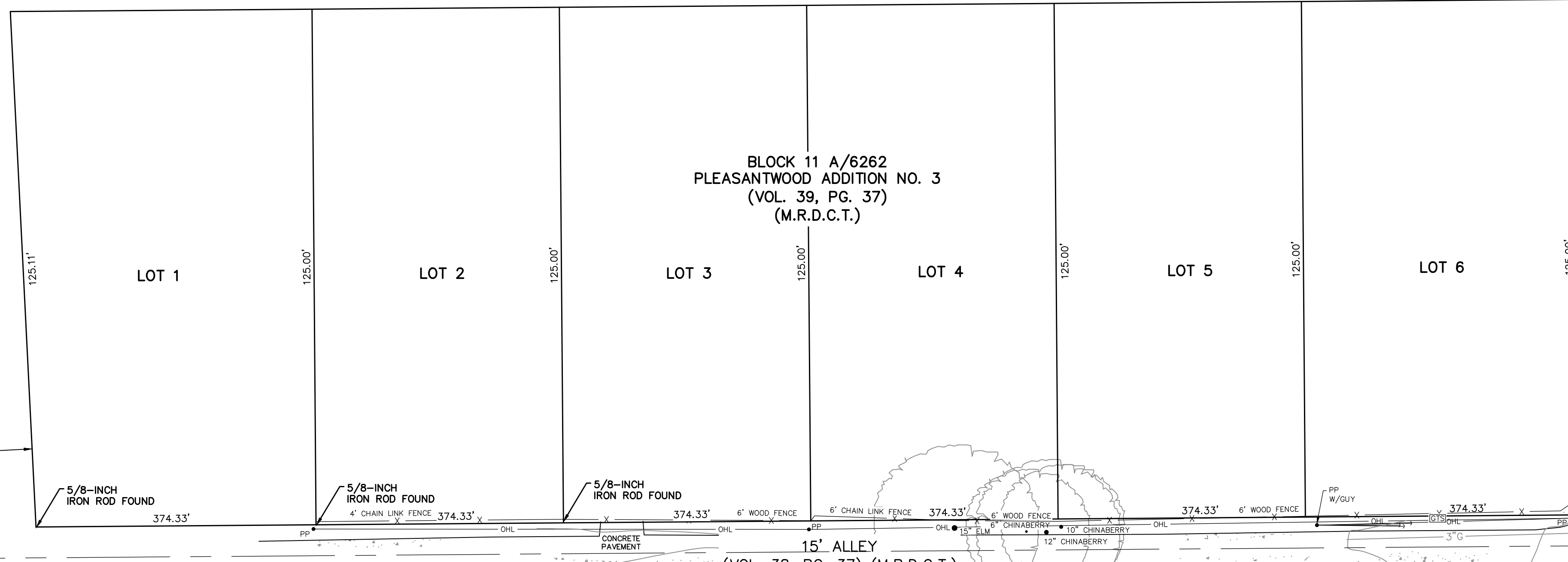
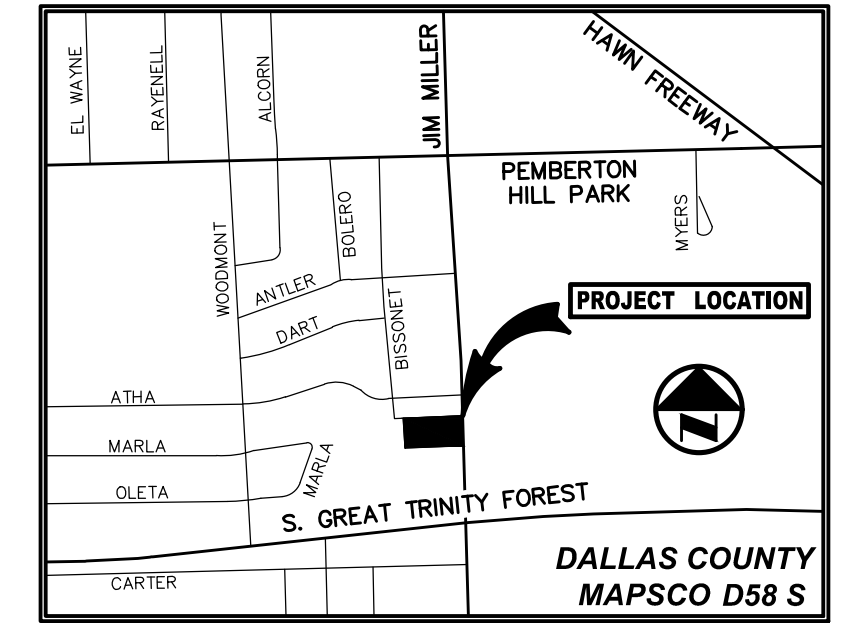


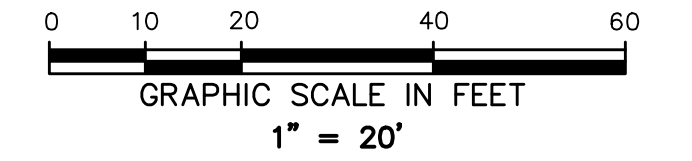
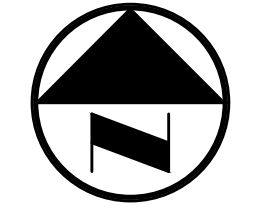
BISSONNET AVENUE
(50-FOOT WIDE RIGHT-OF-WAY)
(VOL. 39, PG. 37)
(M.R.D.C.T.)



LOT 1, BLOCK A/6276
R.C. BUCKNER RELIEF
ELEMENTARY SCHOOL
SITE
(VOL. 89191, PG. 1544)
(D.R.D.C.T.)



VICINITY MAP
(NOT TO SCALE)



LEGEND

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	WMW	WATER METER WITH WASHER
INST. NO. INSTRUMENT NUMBER	MAG	MAG NAIL WITH WASHER STAMPED "VORTEX" FOUND
VOL. VOLUME	(C.M.)	CONTROLLING MONUMENT
PG. PAGE	---	PROPERTY LINE
R.O.W. RIGHT-OF-WAY	---	SURVEY ABSTRACT LINE
SF SQUARE FOOT	---	FENCE
FH FIRE HYDRANT	---	OVERHEAD UTILITY LINE
GAS UG GAS MARKER	---	UNDERGROUND ELECTRIC LINE
GAS GAS MANHOLE	---	UNDERGROUND GAS LINE
GMS GAS METER	---	STORM DRAIN LINE
ETS GAS TEST STATION	---	6" W WATER LINE
LS LIGHT STANDARD	---	6" SS SANITARY SEWER LINE
PP POWER POLE	---	6-13 EXIST CONTOUR
PP W/ GUY ANCHOR	---	

SAINT JAMES AFRICAN
METHODIST
EPISCOPAL CHURCH
(VOL. 89141, PG. 2444)
(D.R.D.C.T.)

20' STREET EASEMENT
(VOL. 69245, PG. 1490)
(D.R.D.C.T.)

ACCESS EASEMENT
(INST. NO. 201400134714)
(O.P.R.D.C.T.)

SAINT JAMES AFRICAN
METHODIST
EPISCOPAL CHURCH
(VOL. 93229, PG. 6290)
(D.R.D.C.T.)

5' PRIVATE DRAINAGE EASEMENT
(INST. NO. 201400134713)
(O.P.R.D.C.T.) 521.08'

LOT 1, BLOCK 6275
KWANG CHONG ADDITION
(INST. NO. 201600090626)
(O.P.R.D.C.T.)

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR MEVED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/19/19.

PRELIMINARY PLAT
LOT 1, BLOCK 6262
FIRE STATION NO. 59
BEING OUT OF THE
WILLIAM TRAUGHBER SURVEY, ABSTRACT NO. 1479
CITY PLAN FILE NUMBER: S189-316
ENGINEERING PLAN NUMBER: 3111-
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 AMY	CHECKED BY ACD	SCALE 1"=20'	DATE SEPT. 2019	JOB NUMBER 2288-19.264
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LOT 1, BLOCK 6262
CITY OF DALLAS
(VOL. 83095, PG. 4716)
(D.R.D.C.T.)
41,250 SF
(0.947 ACRES)
(NO BUILDINGS)

BLOCK 6262

CATHEDRAL OF FAITH BAPTIST CHURCH
(VOL. 90163 PG. 1856)
(D.R.D.C.T.)

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 shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- The purpose of this plat is to create one (1) lot from an unplatted tract of land.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Lot to Lot Drainage will not be permitted without Engineering Section approval.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on grid values, no scale and no projection.
- No buildings.

SURVEYOR / ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER
CITY OF DALLAS
1500 MARILLA STREET, 6DS
DALLAS, TEXAS 75201
PH: 214-671-5130
MARTHA WELCH

RUBY RS LLC
(INST. NO. 201800262114)
(O.P.R.D.C.T.)

1/2-INCH IRON ROD
W/"VORTEX" CAP
FOUND (C.M.)

PRELIMINARY PLAT - LOT 1, BLOCK 6262, FIRE STATION NO. 59

ADELZ: 09/19/19 10:18 AM
M:\V\WG-22\2288-19.264\DWG\SURVEY_C3D_2018\2288-19.264P.P.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, the City of Dallas is the owner of a 41,250 square foot (0.947 acre) tract of land situated in the William Traugher Survey, Abstract No. 1479, Dallas County, Texas and being in Block 6262, Official City numbers; said tract being all of that tract of land described in Warranty Deed to the City of Dallas recorded in Volume 83035, Page 4716 of the Deed Records of Dallas County, Texas; said 41,250 square foot tract being more particularly described as follows:

BEGINNING, at a 3.25" aluminum disk stamped "PACHECO KOCH - FS 59" set for corner at the intersection of the west right-of-way line of Jim Miller Road (a 100-foot wide right-of-way) and the south line of a 15-foot alley in Block 11A/6262;

THENCE, South 00 degrees, 39 minutes, 46 seconds East, along the said west line of Jim Miller Road, a distance of 150.00 feet to a 3.25" aluminum disk stamped "PACHECO KOCH - FA 59" set for corner; said point being the northwest corner of that certain tract of land described in Special Warranty Deed to Cathedral of Faith Baptist Church recorded in Volume 90163, Page 1856 of said Deed Records;

THENCE, South 89 degrees, 33 minutes, 14 seconds West, departing the said west line of Jim Miller Road and along the north line of said Cathedral tract a distance of 275.00 feet to a 1/2-inch iron rod found for corner; said point being a reentrant point of said Cathedral tract;

THENCE, North 00 degrees, 39 minutes, 46 seconds West, along an east line of said Cathedral tract, a distance of 150.00 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Cathedral tract and in the said south line of a 15-foot alley;

THENCE, North 89 degrees, 33 minutes, 14 seconds East, along the said south line of a 15-foot alley, a distance of 275.00 feet to the POINT OF BEGINNING;

CONTAINING, 41,250 square feet or 0.947 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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

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 9/19/19.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369

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 Jonathan E. Cooper, 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 _____, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF DALLAS, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **FIRE STATION NO. 59**, 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 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 at Dallas, Texas, this the ____ day of _____, 2019.

By: City of Dallas

By: _____
Director of Public Works

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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

PRELIMINARY PLAT
**LOT 1, BLOCK 6262
FIRE STATION NO. 59**

BEING OUT OF THE
WILLIAM TRAUGHBER SURVEY, ABSTRACT NO. 1479
CITY PLAN FILE NUMBER: S189-316
ENGINEERING PLAN NUMBER: 311T-_____
SHEET 2 OF 2

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER

CITY OF DALLAS
1500 MARILLA STREET, 6DS
DALLAS, TEXAS 75201
PH: 214-671-5130
MARTHA WELCH

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

<small>DRAWN BY</small> AMY	<small>CHECKED BY</small> ACD	<small>SCALE</small> NONE	<small>DATE</small> SEPT. 2019	<small>JOB NUMBER</small> 2288-19.264
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