

PETER JAMES REGAN AND ANNE E REGAN, HUSBAND AND WIFE (VOL. 98222, PG. 4600) (D.R.D.C.T.)

JAMES P. REGAN AND WIFE, MARGARET REGAN (VOL. 70149, PG. 1505) (D.R.D.C.T.)

LOT 9A, BLOCK 7503 L.B. AKIN SUBDIVISION (VOL. 41, PG. 173) (M.R.D.C.T.)

JAMES P. REGAN AND WIFE, MARGARET REGAN (VOL. 70149, PG. 1505) (D.R.D.C.T.)

LOT 9E, BLOCK 7503 NEW MOUNT ZION BAPTIST CHURCH ADDITION NO. 2 (VOL. 94164, PG. 1917) (D.R.D.C.T.)

NEW MOUNT ZION BAPTIST CHURCH OF DALLAS, TEXAS, INC. (VOL. 90212, PG. 3602) (D.R.D.C.T.)

GRID COORDINATES N: 7,017,181.07 E: 2,505,707.81

1/2-INCH IRON ROD FOUND (C.M.)

LOT 9, BLOCK 7503 REPLAT OF A PORTION OF BRC ADDITION NO. 1 (VOL. 93068, PG. 6520) (D.R.D.C.T.)

JORDAN FOSTER PROPERTIES, LLC (INST. NO. 201800109530) (O.P.R.D.C.T.)

LOT 1, BLOCK 7503 2.766 ACRES (120,475 SF) CITY OF DALLAS (INST. NO. 201100014998) (O.P.R.D.C.T.)

GRID COORDINATES N: 7,017,074.10 E: 2,506,085.40

LOT 8, BLOCK 7503 VENCOR HOSPITAL ADDITION (VOL. 97203, PG. 992) (D.R.D.C.T.)

TEXAS HCP HOLDINGS LP (INST. NO. 20070040258) (O.P.R.D.C.T.)

STULTS ROAD (A 60-FOOT WIDE R.O.W.) (VOL. 2991, PG. 569) (D.R.D.C.T.)

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, the City of Dallas, Texas is the owner of a 2.766 acre tract of land situated in the Heirs of James M. Houx Survey, Abstract No. 579, Dallas County, Texas and in Block 7503, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to the City of Dallas, Texas recorded in Instrument No. 201100014998 of the Official Public Records of Dallas County, Texas; said 2.766 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "RPLS 4701" cap found for corner in the northwest right-of-way line of Greenville Avenue (a variable width right-of-way, formerly State Highway 5) and the southwest line of said City of Dallas tract; said point being the northeast corner of Lot 8, Block 7503, Vencor Hospital Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97203, Page 992 of the Deed Records of Dallas County, Texas, the southwest corner of a Street Easement to the City of Dallas recorded in Volume 71216, Page 2075 of said Deed Records, an angle point in the said northwest line of Greenville Avenue and North 16 degrees, 24 minutes, 30 seconds East, a distance of 459.30 feet from the north end of a right-of-way corner clip at the intersection of said northwest line of Greenville Avenue and the north right-of-way line of Stults Road (a 60-foot wide right-of-way);

THENCE, North 74 degrees, 10 minutes, 57 seconds West, departing the said northwest line of Greenville Avenue and along the said southwest line of the City of Dallas tract and the northeast line of said Lot 8, a distance of 392.49 feet to a 1/2-inch iron pipe found for corner in the east line of Lot 9E, Block 7503, New Mount Zion Baptist Church Addition No. 2 an addition to the City of Dallas, Texas according to the plat recorded in Volume 94164, Page 1917, of said Deed Records; said point being the northwest corner of said Lot 8;

THENCE, North 00 degrees, 38 minutes, 57 seconds West, along the said east line of Lot 9E, at a distance of 112.15 feet passing the northeast corner of said Lot 9E and the southeast corner of 10-foot wide alley, then along the east line of said alley, at a distance of 198.15 feet passing the northeast corner of said alley and the southeast corner of that certain tract of land described in Warranty Deed to James P. Regan and wife, Margaret Regan recorded in Volume 70149, Page 1505, of said Deed Records, then continuing along the east line of said Regan tract in all a total distance of 259.44 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH FGL" set for corner; said point being the southeast corner of Lot 9, Block 7503, Replat of a Portion of BRC Addition No. 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93068, Page 6520 of said Deed Records;

THENCE, South 78 degrees, 52 minutes, 57 seconds East, departing the said east line of the Regan tract and along the south line of said Lot 9, at a distance of 470.58 feet, passing a 3 1/4-inch aluminum disk stamped "PACHECO KOCH FGL" set for reference at the southeast corner of said Lot 9, the northwest corner of the said Street Easement and an angle point in said northwest line of Greenville Avenue, then continuing along the north line of the said Street Easement and an offset in the said northwest line of Greenville Avenue, in all a total distance of 485.63 feet to a point for corner (un-monumented due to right-of-way being dedicated by this plat); said point being the northeast corner of said Street Easement and an angle point in the said northwest line of Greenville Avenue;

THENCE, South 16 degrees, 24 minutes, 33 seconds West, along the said northwest line of Greenville Avenue and the southeast line of said Street Easement, a distance of 288.61 feet to a point for corner (un-monumented due to right-of-way being dedicated by this plat); said point being the southeast corner of said Street Easement and an angle point in the said northwest line of Greenville Avenue;

THENCE, South 73 degrees, 36 minutes, 00 seconds East, along an offset in the said northwest line of Greenville Avenue and the southwest line of said Street Easement, a distance of 15.00 feet to the POINT OF BEGINNING;

CONTAINING, 120,475 square feet or 2.766 acres of land, more or less.

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 FOREST GREEN LIBRARY, 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 of 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 _____, 2018.

By: Robert Perez Interim 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 Bryan Carter 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 _____, 2018.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW 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 Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the documentation 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.

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 10/18/18.

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

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 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 _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 PH: 972-235-3031 CONTACT: MIKE CLOVER

OWNER

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

DRAWN BY: DHM CHECKED BY: MCC SCALE: 1"=40' DATE: OCT. 2018 JOB NUMBER: 1869-18.402

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10089000

CITY PLAN NUMBER: S189-030 ENGINEERING PLAN NUMBER: 311T-XXXX

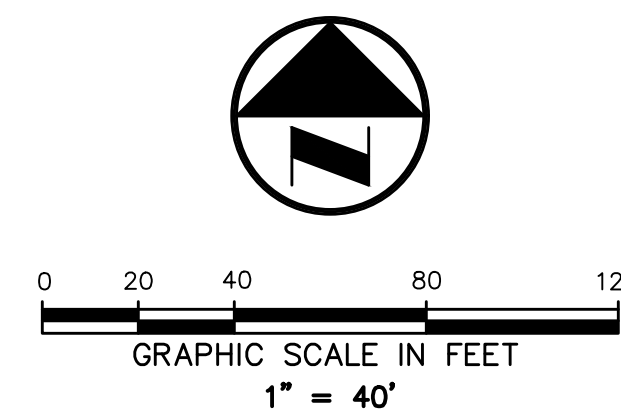
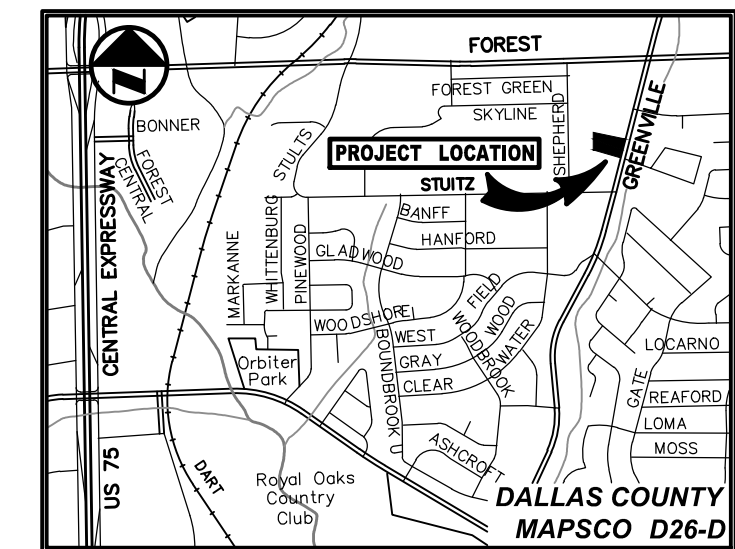
PRELIMINARY PLAT FOREST GREEN LIBRARY LOT 1, BLOCK 7503

BEING PART OF CITY BLOCK 7503 OFFICIAL BLOCK NUMBERS OF THE CITY OF DALLAS AND BEING OUT OF THE HEIRS OF JAMES M HOUX SURVEY, ABSTRACT NO. 579, CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 1 OF 1

- NOTES: 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506. 2. Coordinates shown are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Grid Coordinate values, no scale and no projection. 3. Lot to lot drainage will not be allowed without engineering section approval. 4. The purpose of this plat is to create one lot from unplatted land for development. 5. There are no structures on the site.

LEGEND table with symbols for BOLLARD, GUY ANCHOR, IRRIGATION CONTROL VALVE, etc.



D:\ALONE\2018\18-402\DWG\SURVEY\CSD_2018\1869-18.402\FPP.DWG

PRELIMINARY PLAT - LOT 1, BLOCK 7503, FOREST GREEN BRANCH LIBRARY