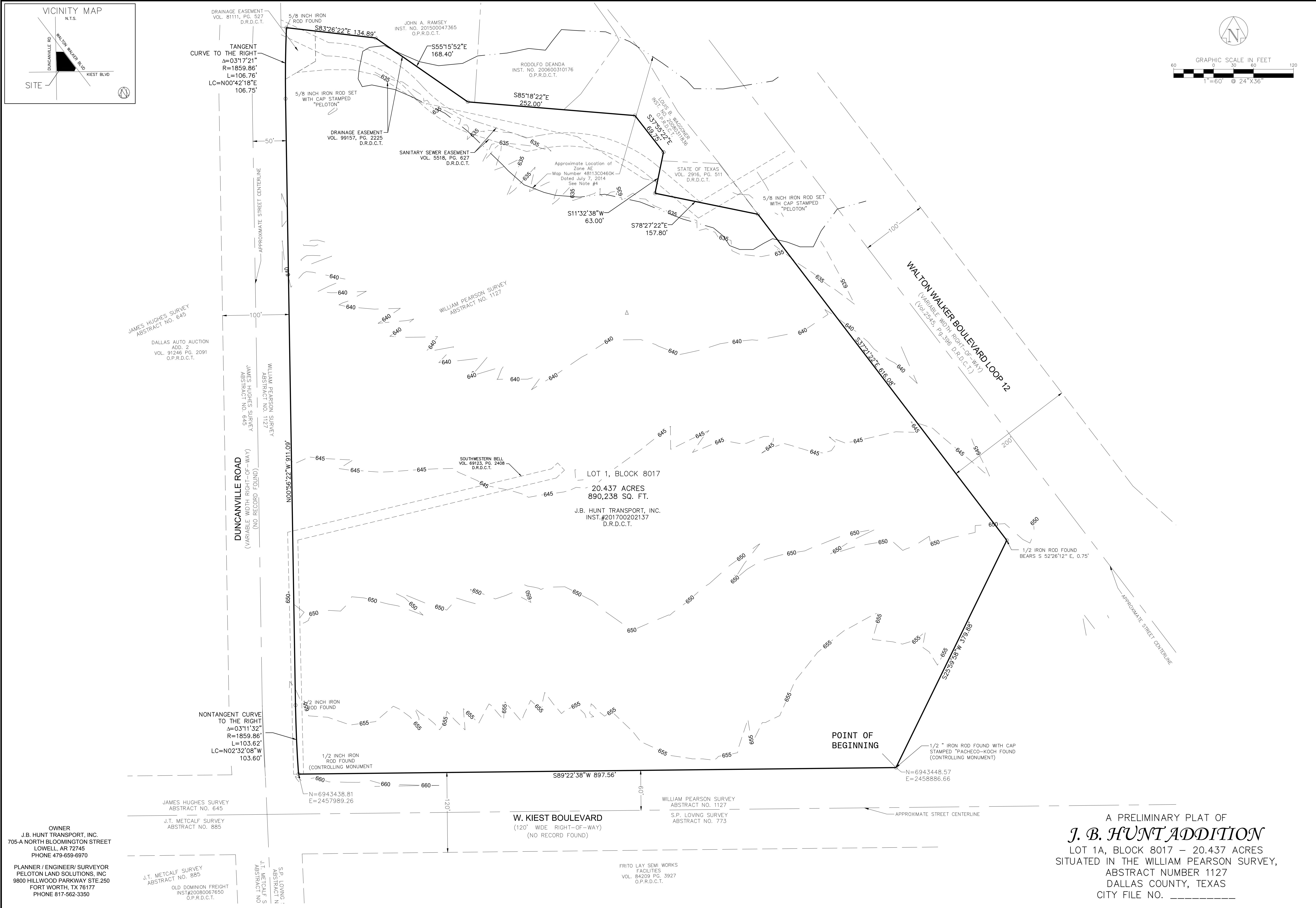


Revisions:	
Job #:	JBH17001
Drawn By:	SRamsey
Checked By:	TBridges
Date:	1.8.2018



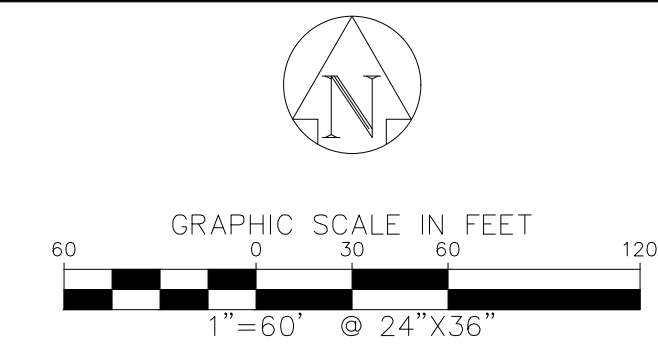
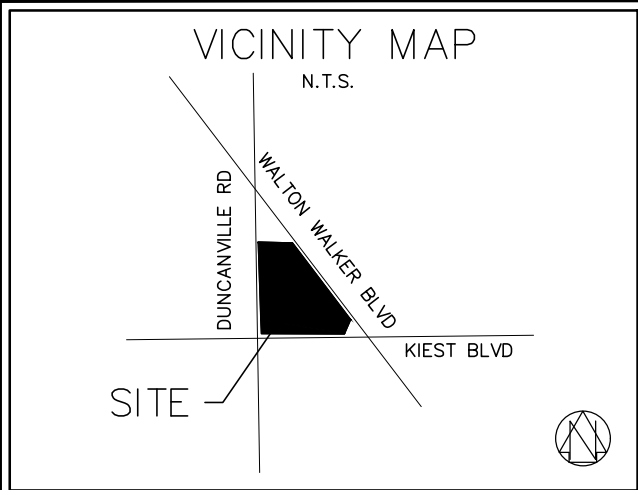
OWNER
J.B. HUNT TRANSPORT, INC.
705-A NORTH BLOOMINGTON STREET
LOWELL, AR 72745
PHONE 479-659-6970

PLANNER / ENGINEER / SURVEYOR
PELTON LAND SOLUTIONS, INC.
9800 HILLWOOD PARKWAY STE.250
FORT WORTH, TX 76177
PHONE 817-562-3350

A PRELIMINARY PLAT OF
J. B. HUNT ADDITION
LOT 1A, BLOCK 8017 - 20.437 ACRES
SITUATED IN THE WILLIAM PEARSON SURVEY,
ABSTRACT NUMBER 1127
DALLAS COUNTY, TEXAS
CITY FILE NO. _____

PELTON LAND SOLUTIONS
9800 Hillwood Parkway Ste.250 | Fort Worth, TX 76177 | 817-562-3350

SHEET
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OF 2 SHEETS



NOTES:

TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON" UNLESS OTHERWISE NOTED.

THE APPROXIMATE 100 YEAR FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM THE FLOOD INSURANCE RATE MAP NUMBER 48113C0460K, REVISED DATE OF JULY 7, 2014. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.

THE COORDINATES SHOWN ARE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES SCALE FACTOR 0.99988. NO STRUCTURES EXIST.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, J. B. HUNT TRANSPORT, INC., IS THE OWNER OF A 20.437 ACRE TRACT OF LAND SITUATED IN THE WILLIAM PEARSON SURVEY, ABSTRACT NUMBER 1127, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO J. B. HUNT TRANSPORT, INC. RECORDED IN INSTRUMENT NUMBER 201700202137 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "PACHECO-KOCH" FOR THE SOUTHEAST CORNER OF SAID WAGGONER TRACT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF W. KIEST BOULEVARD (A 120' RIGHT-OF-WAY) AND SOUTHWEST RIGHT-OF-WAY OF WALTON WALKER BOULEVARD/ LOOP 12 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, S 89°22'38" W, 897.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WAGGONER TRACT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DUNCANVILLE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT AND WITH SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 103.62 FEET, THROUGH A CENTRAL ANGLE OF 03°11'32", HAVING A RADIUS OF 1,859.86 FEET AND A LONG CHORD WHICH BEARS N 02°11'32" W, 103.60 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N 00°56'22" W, 911.09 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT AND WITH SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 106.76 FEET, THROUGH A CENTRAL ANGLE OF 03°17'21", HAVING A RADIUS OF 1,859.86 FEET AND A LONG CHORD WHICH BEARS N 00°42'18" E, 106.76 FEET TO A 5/8 INCH IRON ROD FOUND IN THE CENTER OF A TRIBUTARY OF FIVE MILE CREEK;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID TRIBUTARY OF FIVE MILE CREEK THE FOLLOWING COURSES:

S 83°26'22" E, 134.89 FEET;

S 55°15'52" E, 168.40 FEET;

S 85°18'22" E, 252.00 FEET;

S 37°55'22" E, 69.75 FEET;

S 11°32'38" W, 63.00 FEET;

S 78°27'22" E, 157.80 FEET IN THE SOUTHWEST RIGHT-OF-WAY OF SAID WALTON WALKER BOULEVARD/ LOOP 12 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE DEPARTING SAID FIVE MILE CREEK AND WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, S 37°21'22" E, 616.08 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 52°26'12" E, 0.75 FEET;

THENCE CONTINUING WITH SAID SOUTHWEST RIGHT-OF-LINE, S 25°59'58" W, 379.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.437 ACRES OR 890,238 SQUARE FEET OF LAND MORE OR LESS.

SURVEYOR'S STATEMENT:

I, _____, 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 _____, 2018.

"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." 22 TAC 663.18C
Todd A. Bridges, RPLS 4940

TODD A. BRIDGES
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4940

OWNER
J. B. HUNT TRANSPORT, INC.
705-A NORTH BLOOMINGTON STREET
LOWELL, AR 72745
PHONE 479-659-6970

PLANNER / ENGINEER/ SURVEYOR
PELTON LAND SOLUTIONS, INC
9800 HILLWOOD PARKWAY STE.250
FORT WORTH, TX 76177
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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT J. B. HUNT TRANSPORT, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS J. B. HUNT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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 FIRELANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE, AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOREACH 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 AND FROM 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 TO INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OR READING METERS AND ANY MAINTAINCE 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 _____, 2018.

J. B. HUNT TRANSPORT, INC.

TITLE:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STAT, ON THIS DAY PERSONALLY APPEARED _____ KNOWN 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

A PRELIMINARY PLAT OF
J. B. HUNT ADDITION
LOT 1A, BLOCK 8017 – 20.437 ACRES
SITUATED IN THE WILLIAM PEARSON SURVEY,
ABSTRACT NUMBER 1127
DALLAS COUNTY, TEXAS
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SHEET
2
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