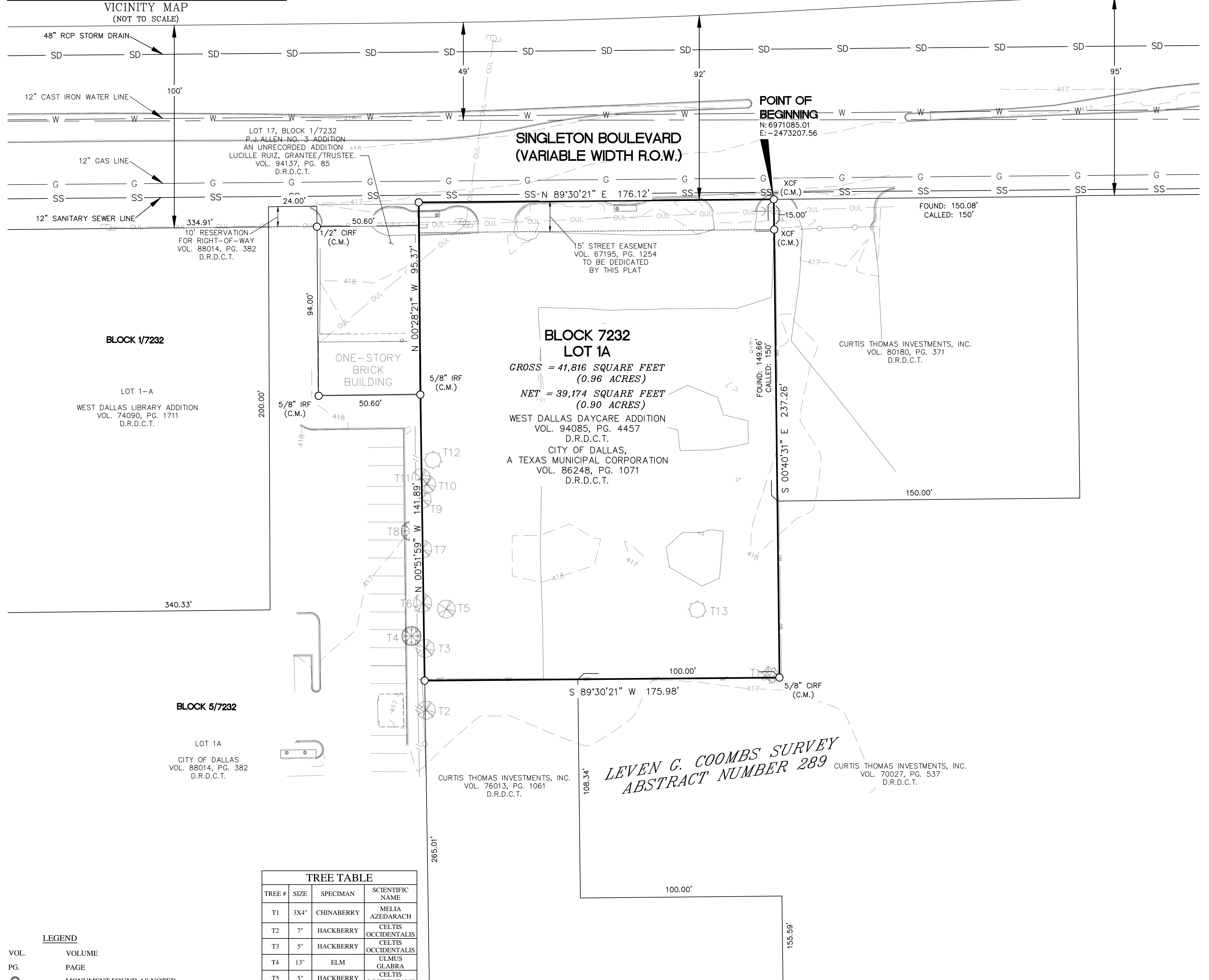


CURTIS THOMAS INVESTMENTS, INC.
VOL. 80180, PG. 371
D.R.D.C.T.



TREE #	SIZE	SPECIMAN	SCIENTIFIC NAME
T1	5X4"	CHINABERRY	MELIA AZEDARACH
T2	7"	HACKBERRY	CELTIS OCCIDENTALIS
T3	5"	HACKBERRY	CELTIS OCCIDENTALIS
T4	13"	ELM	ULMUS GLABRA
T5	5"	HACKBERRY	CELTIS OCCIDENTALIS
T6	5"	HACKBERRY	CELTIS OCCIDENTALIS
T7	5"	HACKBERRY	CELTIS OCCIDENTALIS
T8	13"	ELM	ULMUS GLABRA
T9	5"	HACKBERRY	CELTIS OCCIDENTALIS
T10	5"	HACKBERRY	CELTIS OCCIDENTALIS
T11	5"	HACKBERRY	CELTIS OCCIDENTALIS
T12	16"	MULBERRY	MORUS NIGRA
T13	8"	MULBERRY	MORUS NIGRA

LEGEND	
VOL.	VOLUME
PG.	PAGE
○	MONUMENT FOUND AS NOTED
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
XCF	X-CUT FOUND
R.O.W.	RIGHT OF WAY
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

LEVEN G. COOMBS SURVEY
ABSTRACT NUMBER 289

- GENERAL NOTES:**
- 1) Lot to Lot drainage is not permitted without the Engineering Section approval.
 - 2) The purpose of this replat is to create a one lot subdivision from a 0.9600 acre tract for development purposes.
 - 3) Bearings hereon are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum (NAD) 83 (CONUS). All distances shown are "SURFACE VALUES" and may be converted to "GRID" by dividing by a combined scale factor of 1.000136506.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS:

WHEREAS, THE CITY OF DALLAS, a Texas Municipal Corporation is the sole owner of the following described tract of land being more particularly described as follows:

All that certain 0.9600 acre tract of land situated in the Leven G. Coombs Survey, Abstract No. 289, Dallas County, Texas, being a portion of City of Dallas Block 7232 and being all of that 0.9616 acre tract of land as described in a Warranty Deed to the City of Dallas, a Texas Municipal Corporation, recorded in Volume 86248, Page 1071, Deed Records of Dallas County Texas (D.R.D.C.T.), same being Lot 18A, Block 1/7232, West Dallas Daycare Addition, an addition to the City of Dallas, Texas, as recorded in Volume 94085, Page 4457, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a cut "X" found in concrete (control monument (CM)) at the northeasterly corner of said City of Dallas tract, same being on the southerly right-of-way line of Singleton Boulevard (a variable width right-of-way), same being the northwest corner of a called 0.516 acre tract of land as described in a Warranty Deed to Curtis Thomas Investments, Inc., as recorded in Volume 80180, Page 371, D.R.D.C.T., same being the northeast corner of a 15 foot wide easement to the City of Dallas, as recorded in Volume 67195, Page 1254, D.R.D.C.T.;

THENCE South 00 degrees 40 minutes 31 seconds East, along the common east line of said City of Dallas tract and the west line of said Curtis Thomas Investments 0.516 acre tract, at a distance of 15.00 feet, passing a cut "X" found (CM) in concrete at the southeast corner of said City of Dallas easement, at a distance of 149.66 feet, passing the southwest corner of said Curtis Thomas Investments 0.516 acre tract, same being a westerly corner of a called 2.808 acre tract of land as described in a Warranty Deed to Curtis Thomas Investments, Inc. as recorded in Volume 70027, Page 537, D.R.D.C.T., and continuing along the common east line of said City of Dallas tract and the west line of said Curtis Thomas Investments 2.808 acre tract, a total distance of 237.26 feet to a 5/8 inch iron rod found at the southeast corner of said City of Dallas tract and being an ell corner on said Curtis Thomas Investments 2.808 acre tract;

THENCE South 89 degrees 30 minutes 21 seconds West, along the common south line of said City of Dallas tract and the north line of said Curtis Thomas Investments 2.808 acre tract, at a distance of 100.00 feet, passing the most westerly northwest corner of said Curtis Thomas Investments 2.808 acre tract, same being the northeast corner of a called 0.8158 acre tract of land as described in a Warranty Deed to Curtis Thomas Investments, Inc., as recorded in Volume 76013, Page 1061, D.R.D.C.T., continuing along the common south line of said City of Dallas tract and the north line of said Curtis Thomas Investments 0.8158 acre tract, a total distance of 175.98 feet to a point for a corner at the southwest corner of said City of Dallas tract, same being on the most westerly east line of Lot 1A, Block 5/7232, a subdivision of the West Dallas Community Clinic Addition, an addition to the City of Dallas, as recorded in Volume 88014, Page 382, D.R.D.C.T.;

THENCE North 00 degrees 51 minutes 59 seconds West, along the common west line of said City of Dallas tract and the east line of said Lot 1A, a distance of 141.89 feet to a 5/8 inch iron rod found at the most easterly northeast corner of said Lot 1A, same being the southeast corner of Lot 17, Block 1/7232, P. J. Allen No. 3 Addition, an unrecorded addition to the City of Dallas, Texas, and being further described in a Deed of Realty in Trust to Lucille Ruiz, Grantee/Trustee for Richard Rosales, Jr., as recorded in Volume 94137, Page 85, D.R.D.C.T.;

THENCE North 00 degrees 28 minutes 21 seconds West, along the common west line of said City of Dallas tract and the east line of said Lot 17, a distance of 95.37 feet to a point for corner at the northwest corner of said City of Dallas tract, same being on the aforementioned southerly right-of-way line of said Singleton Boulevard;

THENCE North 89 degrees 30 minutes 21 seconds East, along the north line of said City of Dallas tract and the southerly right-of-way line of said Singleton Boulevard, a distance of 176.12 feet to the **POINT OF BEGINNING** and containing 0.9600 acres 41,816 square feet.

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.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Ricardo Galceran does hereby adopt this plat, designating the herein above described property as FIRE STATION 36 ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, 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.

WITNESS, my hand at Dallas, Texas, this the day of _____, 2019
By: _____
Ricardo Galceran, P.E.
Director of Public Works and Transportation

CERTIFICATION:

I, Mark Allan Nace, 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 viewed or relied upon as a final survey document.
Name: MARK ALLAN NACE
Registered Professional Land Surveyor
Texas No. 5539
Date of Survey: 07/29/2019

COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned authority 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ___ day of _____, 2019

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas this the ___ day of _____, 2019
Signature: _____
Name: _____
Title: _____

PRELIMINARY PLAT
FIRE STATION 36 ADDITION
LOT 1A, BLOCK 7232
SITUATED IN THE
LEVEN G. COOMBS SURVEY, ABSTRACT 289
CITY OF DALLAS, DALLAS COUNTY, TEXAS

shaping the built environment

JQ INFRASTRUCTURE, LLP
210 GRASS STREET
P.O. BOX 37949
DALLAS, TEXAS 75207
JQENG.COM
REG. NO. 438295 TEXAS LAND SURVEYING FIRM REGISTRATION NO. 20193718

FILE NUMBER: S190-057

DRAWN:	SES
CHECKED:	MN
DATE:	10/03/19
CREW:	MS/MFM
SHEET:	1 of 1

OWNER
City of Dallas
1500 Marilla Street
Dallas, TX, 75201

SURVEYOR:
JQ Infrastructure, LLP
100 Glass Street
Dallas, TX, 75201
972-392-7340
Mnace@jqeng.com

Drawing: K:\Projects\2019 Projects\4190195 Survey\4190195 Survey\4190195-Plat-S.dwg Saved By: asylo Save Time: 12/12/2019 7:16 AM Plotted by: asylo Plot Date: 12/12/2019 7:16 AM