

LEGEND

AC	ACRES(ES)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	ROW	RIGHT-OF-WAY
R.P.R.D.C.T.	REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (SURVEYOR)	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON"
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS	(CM)	CONTROLLING MONUMENT PAPE-DAWSON
—	CENTERLINE	○	ASH 21
—	POTABLE WATER	—	2" PIPE-DAWSON
—	SANITARY SEWER	—	
—	OVERHEAD UTILITY	—	
—	FIRE HYDRANT	—	
—	UTILITY POLE	—	
—	SANITARY SEWER MANHOLE	—	
—	WATER METER	—	
—	WATER VALVE	—	

LINE TABLE

LINE #	BEARING	LENGTH
L1	S58°09'33"W	3.06'
L2	S21°33'47"W	14.95'
L3	N31°17'42"W	25.27'
L4	S58°09'33"W	5.00'
L5	N31°17'42"W	20.00'
L6	N58°09'33"E	18.30'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	207.50'	2°34'18"	S60°30'56"W	9.31'	9.31'
C2	40.00'	89°28'31"	N76°01'57"W	56.31'	62.47'
C3	675.00'	6°56'41"	N84°43'33"E	81.77'	81.82'
C4	350.00'	9°10'19"	S19°28'12"E	55.97'	56.03'

PLAT PURPOSE:
TO CREATE A SINGLE LOT.

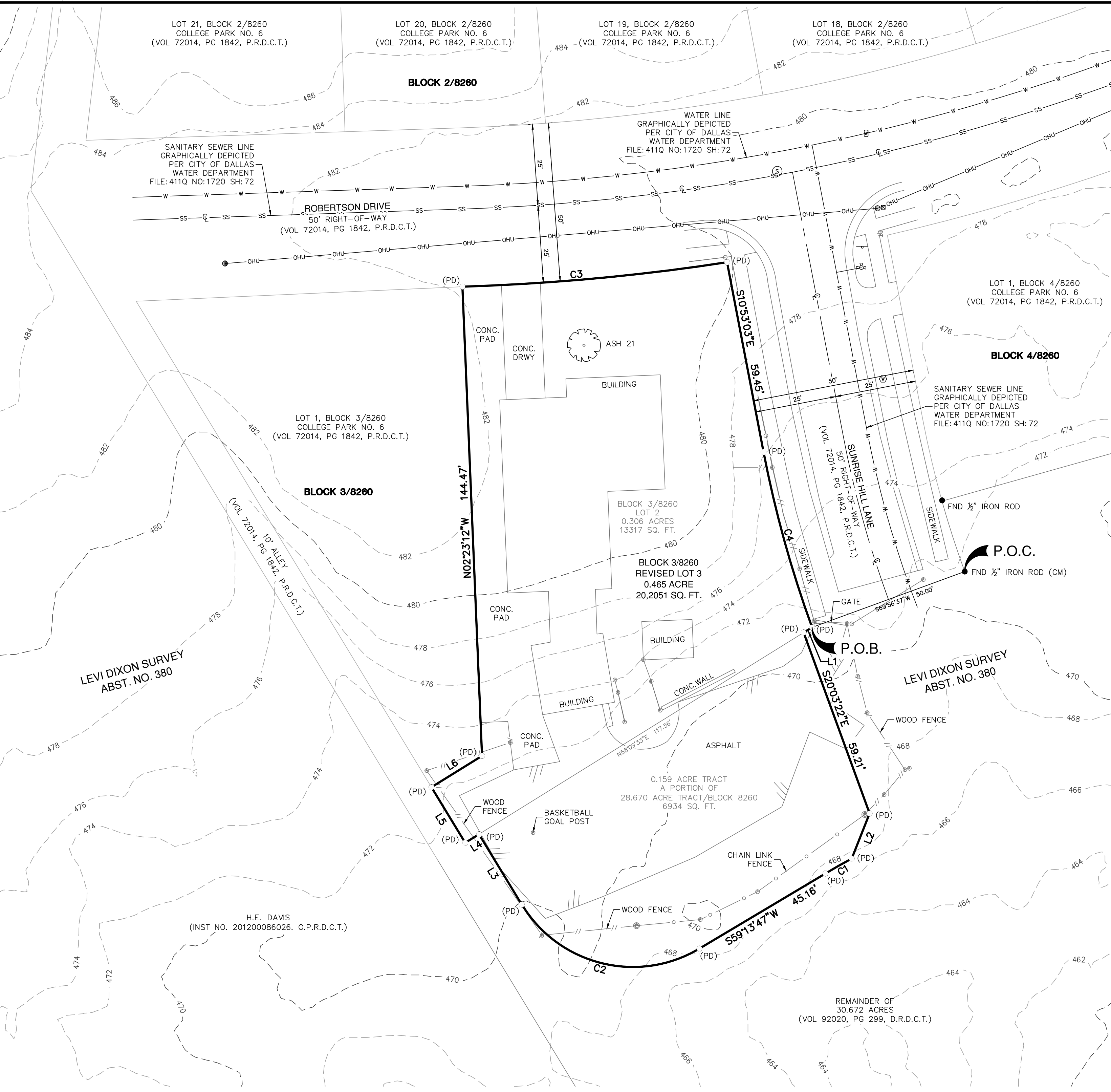
PURPOSE STATEMENT:

- 0.18 ACRE OF EXISTING DEVELOPMENT CURRENTLY ENCLOSED BY A 28.67 ACRE TRACT, AS DESCRIBED IN DEED TO CLYDE L. HARGROVE AS RECORDED IN VOLUME 92020, PAGE 299 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THIS PRELIMINARY PLAT WILL DEDICATE THE 0.18 ACRE TRACT OF LAND TO LOT 2, BLOCK 3/8260 OF THE COLLEGE PARK NO. 6 SUBDIVISION.
- EXISTING STRUCTURES TO REMAIN.

SURVEYOR'S NOTES:

- THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
- THE BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS (4202) NORTH AMERICAN DATUM 1983 (NAD83) EPOCH 2010.00.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 4813C0493K, DATED JULY 7, 2014 FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS:

ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS: AREAS OF 0.2% ANNUAL CHANCE FLOOD."



OWNER'S CERTIFICATE:
STATE OF TEXAS
COUNTY OF DALLAS

BEING A TRACT OF LAND, SITUATED IN LEVI DIXON SURVEY, ABSTRACT NO. 380, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK 3/8260 OF COLLEGE PARK NO. 6, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 72014, PAGE 1842 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT ALSO BEING DESCRIBED IN A GENERAL WARRANTY DEED TO STANFORD DONNELL AS RECORDED IN VOLUME 92922, PAGE 299 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND A 0.159 ACRE TRACT BEING A PORTION OF A 28.670 ACRE TRACT/BLOCK 8260 RECORDED IN A WARRANTY DEED TO CLYDE L. HARGROVE AS RECORDED IN VOLUME 92020, PAGE 299, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) ON THE SOUTHEAST CORNER OF SUNRISE HILL LANE (A 50-FOOT RIGHT-OF-WAY) AND AN ANGLE POINT ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT TWO IN A WARRANTY DEED TO CLYDE L. HARGROVE AS RECORDED IN VOLUME 92020, PAGE 299, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.):

THENCE SOUTH 69 DEGREES 56 MINUTES 37 SECONDS WEST, ALONG THE COMMON LINE OF SAID SUNRISE HILL LANE AND SAID TRACT TWO, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR THE POINT OF BEGINNING; SAID POINT BEING THE COMMON SOUTH CORNER OF SAID LOT 1 AND SAID SUNRISE HILL LANE;

THENCE SOUTH 58 DEGREES 09 MINUTES 33 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 2 AND SAID TRACT TWO, A DISTANCE OF 3.06 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE SOUTH 20 DEGREES 03 MINUTES 22 SECONDS EAST, ALONG SAID TRACT TWO, A DISTANCE OF 59.21 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE SOUTH 21 DEGREES 33 MINUTES 47 SECONDS WEST, ALONG SAID TRACT TWO, A DISTANCE OF 14.95 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR A CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 9.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", AND HAVING A RADIUS OF 207.50 FEET, A CENTRAL ANGLE OF 02 DEGREES 34 FEET 18 MINUTES, A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 30 FEET 56 MINUTES WEST, 9.31 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 13 MINUTES 47 SECONDS WEST, ALONG SAID TRACT TWO, A DISTANCE OF 45.16 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR A CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 62.47 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", AND HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 28 FEET 31 MINUTES, A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 01 FEET 57 MINUTES WEST, 56.31 FEET TO A POINT;

THENCE NORTH 31 DEGREES 17 MINUTES 42 SECONDS WEST, ALONG SAID TRACT TWO, A DISTANCE OF 25.27 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR A COMMON POINT OF SAID LOT 2 AND SAID TRACT TWO;

THENCE SOUTH 58 DEGREES 09 MINUTES 33 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 2 AND SAID TRACT TWO, A DISTANCE OF 5.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR A COMMON POINT OF SAID LOT 2, A 10-FOOT ALLEY AS SHOWN ON SAID COLLEGE PARK NO. 6, AND SAID TRACT TWO;

THENCE NORTH 31 DEGREES 17 MINUTES 42 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 2 AND SAID TRACT TWO, A DISTANCE OF 20.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR A COMMON POINT OF SAID LOT 2 AND LOT 1 OF SAID COLLEGE PARK NO. 6;

THENCE NORTH 58 DEGREES 09 MINUTES 33 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 18.30 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" ON A COMMON ANGLE POINT OF LOTS 1 AND 2;

THENCE NORTH 02 DEGREES 23 MINUTES 12 SECONDS WEST, ALONG THE COMMON LINE OF LOTS 1 AND 2, A DISTANCE OF 144.47 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" ON THE COMMON NORTH CORNER OF LOTS 1 AND 2, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF ROBERTSON DRIVE (A 50-FOOT RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 41 SECONDS, SUBTENDED BY A 81.77 FEET CHORD WHICH BEARS NORTH 84 DEGREES 43 MINUTES 33 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 81.82 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" ON THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID ROBERTSON DRIVE AND SAID SUNRISE HILL LANE;

THENCE SOUTH 10 DEGREES 53 MINUTES 03 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 2 AND SUNRISE HILL LANE, A DISTANCE OF 59.45 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 19 SECONDS, SUBTENDED BY A 55.97 FEET CHORD WHICH BEARS SOUTH 15 DEGREES 28 MINUTES 12 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 56.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.465 OF AN ACRE OR 20,251 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER 70060-04 BY PAPE-DAWSON ENGINEERS, INC.

OWNER'S DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STANFORD DONNELL, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, AS SET FORTH HEREIN, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOT 2, BLOCK 3/8260 OF THE COLLEGE PARK NO. 6, 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 PUBLIC USE AREAS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER.

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 _____ DAY OF _____, 2019.

OWNER/DEVELOPER BY: STANFORD DONNELL
4020 ROBERTSON DRIVE
DALLAS, TEXAS 75241

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELAINE TORRES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER BY: CLYDE L. HARGROVE
101 VALLEY RIDGE DRIVE
RED OAK, TEXAS 75154

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELAINE TORRES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

I, MARCOS A. MADRID, RPLS _____, 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 DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-86.17 (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.

MARCOS A. MADRID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6740
FIRM REGISTRATION NO. 10194390

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, MARCOS A. MADRID, RPLS _____, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

DATE OF PREPARATION: DECEMBER 12, 2019

OWNER/DEVELOPER:
WP LEACY, LTD.
101 VALLEY RIDGE DRIVE
RED OAK, TEXAS 75154
TEL: (972) 227-4718

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

PRELIMINARY PLAT
OF
COLLEGE PARK NO. 6
LOT 2, BLOCK 3/8260
0.159 ACRE TRACT/BLOCK 8260

CITY PLAT FILE NO. S190-059
BEING A TOTAL 0.465 ACRE TRACT SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

BEING AN AMENDING PLAT OF LOT 2, BLOCK 3/8260 OF THE COLLEGE PARK NO. 6, AN ADDITION OF THE CITY OF DALLAS, TEXAS, AS RECORDED IN VOLUME 72014, PAGE 1842 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND A 0.159 ACRE TRACT OF LAND, A PORTION OF A 28.670 ACRE TRACT/BLOCK 8260, AS DESCRIBED IN A DEED TO CLYDE L. HARGROVE, AS RECORDED IN VOLUME 92020, PAGE 299, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

SHEET 1 OF 1

Source: gws-42-3014-12-2019-14390-04.dwg, 12/12/2019 10:00:00 AM, User: 06-38000004.dwg, File: \\pape-dawson.com\pape-dawson\2019\12\12-2019-14390-04.dwg