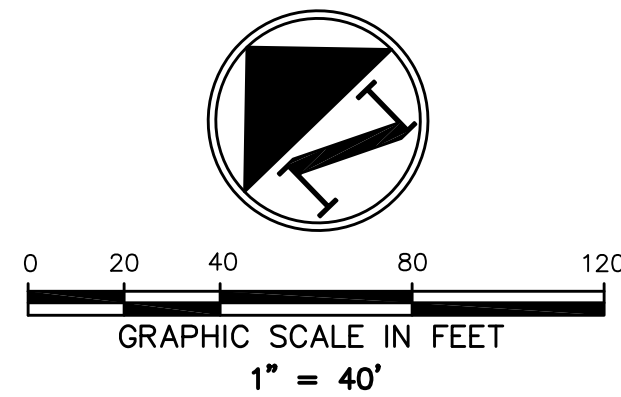
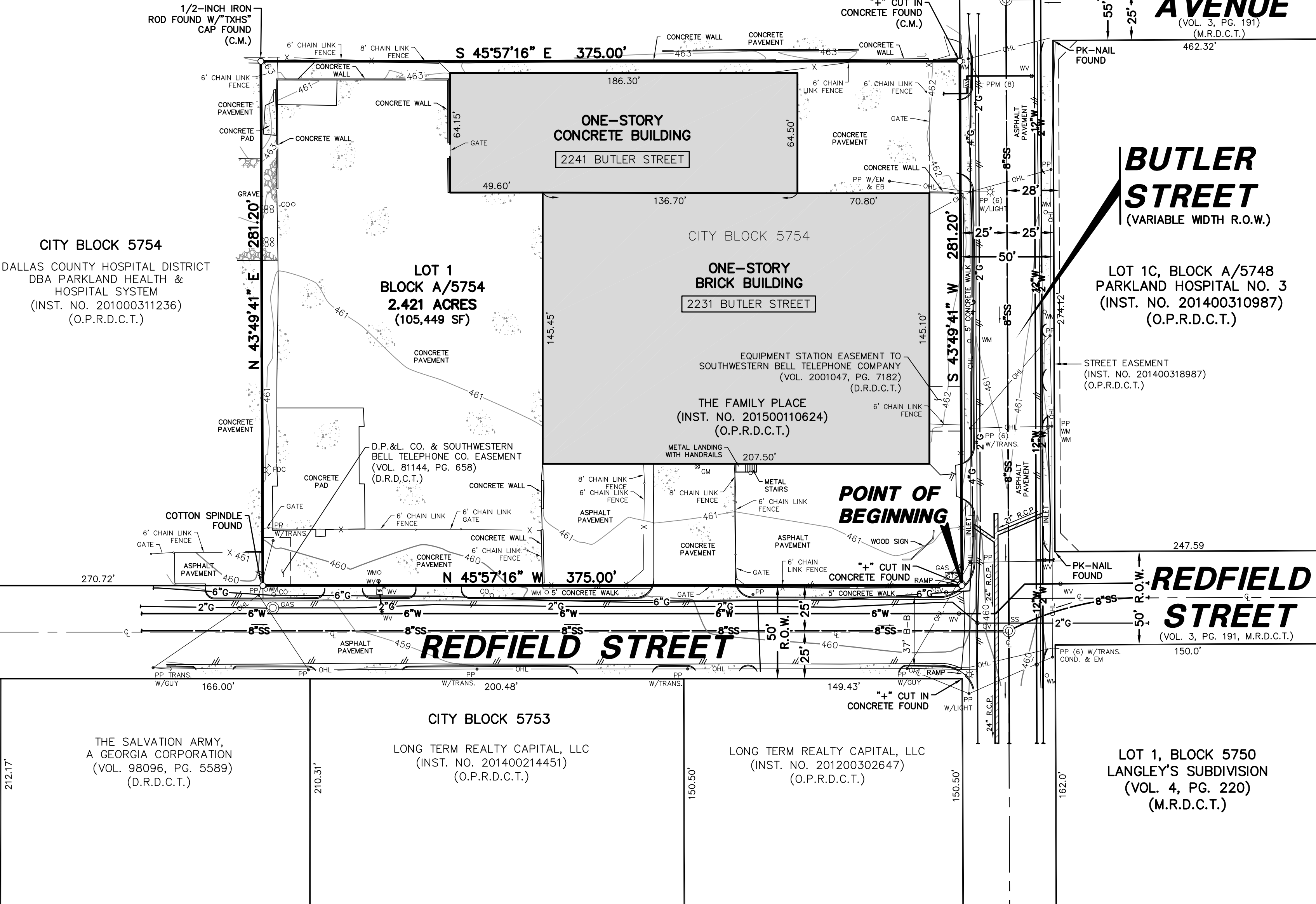


VICINITY MAP  
(NOT TO SCALE)



CITY BLOCK 5754  
DALLAS COUNTY HOSPITAL DISTRICT  
DBA PARKLAND HEALTH &  
HOSPITAL SYSTEM  
(INST. NO. 201000311236)  
(O.P.R.D.C.T.)



**TEX OAK AVENUE**  
(VOL. 3, PG. 191)  
(M.R.D.C.T.)

**BUTLER STREET**  
(VARIABLE WIDTH R.O.W.)

**REDFIELD STREET**  
(VOL. 3, PG. 191, M.R.D.C.T.)

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

Whereas, The Family Place is the sole owner of a 2.421 acre tract of land situated Crawford Gribbsy Survey, Abstract No. 533, Dallas County, Texas and being part of Block 5754, Official Block Numbers of the City of Dallas, Texas; said tract being all of that tract of land described in Special Warranty Deed with Vendor's Lien to The Family Place recorded in Instrument No. 201500110624 of the Official Public Records of Dallas County, Texas; said 2.421 acre tract being more particularly described as follows:

BEGINNING, "+ " cut in concrete found at the intersection of the northwest right-of-way line of Butler Street (a variable width right-of-way, 50-foot wide at this point) and the northeast right-of-way line of Redfield Street (a 50-foot wide right-of-way); said point being the south corner of said The Family Place tract;

THENCE, North 45 degrees, 57 minutes, 16 seconds West, along the said northeast line of Redfield Street, a distance of 375.00 feet to a cotton spindle found for the west corner of said The Family Place tract the westernmost south corner of a tract of land described in Substitute Trustee's Deed and Bill of Sale to Dallas County Hospital District dba Parkland Health & Hospital System recorded in Instrument No. 201000311236 of said Official Public Records;

THENCE, North 43 degrees, 49 minutes, 41 seconds East, departing the said northeast line of Redfield Street and along a southeast line of said Dallas County Hospital District tract, a distance of 281.20 feet to a 1/2-inch iron rod with "TXHS" cap found for the north corner of said The Family Place tract and a reentrant corner of said Dallas County Hospital District tract;

THENCE, South 45 degrees, 57 minutes, 16 seconds East, along a southwest line of said Dallas County Hospital District tract, a distance of 375.00 feet to a "+ " cut in concrete found for corner in the said northwest line of Butler Street; said point being the east corner of said The Family Place tract and the southernmost corner of said Dallas County Hospital District tract;

THENCE, South 43 degrees, 49 minutes, 41 seconds West, along the said northwest line of Butler Street, a distance of 281.20 feet to the POINT OF BEGINNING;

CONTAINING: 105,449 square feet or 2.421 acres of land, more or less.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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 \_\_\_\_\_, 2016.

**PRELIMINARY**

RELEASED 3/24/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Kyle Coleman Harris  
Registered Professional Land Surveyor  
No. 6266

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 Kyle Coleman Harris, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE FAMILY PLACE, acting by and through its duly authorized agent, David Snell, does hereby adopt this plat, designating the herein described property as **THE BUTLER CENTER**, 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 floodway management areas 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 \_\_\_\_\_, 2016.

By: The Family Place

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day David Snell 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**LEGEND**

• BOLLARD	(C.M.) CONTROLLING MONUMENT
○ CLEANOUT	(M.R.D.C.T.) MAP RECORDS OF DALLAS COUNTY, TEXAS
□ ELECTRIC BOX	(D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
⊕ ELECTRIC METER	(O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
⊕ FIRE DEPT. CONN.	(R.O.W.) RIGHT-OF-WAY
⊕ GAS MANHOLE	— — — — — PROPERTY LINE
⊕ GAS METER	— — — — — EASEMENT LINE
⊕ GAS TEST STATION	— — — — — FENCE
⊕ GAS VALVE	— — — — — OVERHEAD UTILITY LINE
⊕ UC GAS MARKER	— — — — — CENTERLINE
— GUY ANCHOR	— — — — — UNDERGROUND CABLE LINE
⊕ MONITORING WELL	— — — — — UNDERGROUND GAS LINE
⊕ POWER POLE	— — — — — STORM DRAIN LINE
⊕ METAL UTILITY POLE	— — — — — WATER LINE
⊕ PP W/ LIGHT	— — — — — SANITARY SEWER LINE
⊕ PP W/ GUY ANCHOR	— — — — — EXIST CONTOUR
⊕ PP W/ TRANSFORMER	⊕ 612.39 EXIST SPOT ELEV.
⊕ PP W/ CROSS	⊕ 612.39 EXIST TOP OF CURB ELEV.
⊕ ARM (LENGTH IN FEET)	⊕ 611.92 EXIST GUTTER ELEV.
⊕ ROOF DRAIN	⊕ 612.39 EXIST TOP OF WALL ELEV.
⊕ SAN. SEWER MANHOLE	⊕ 611.92 EXIST BOTTOM OF WALL ELEV.
⊕ WATER METER	
⊕ WATER VAULT	
⊕ WATER VALVE	

**GENERAL NOTES**

- Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone, Zone 4202. Distances shown have been scaled to surface using Dallas County TxDOT scale factor of 1.000136506.
- Lot-to-lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from a previously unplatted tract of land.
- A portion of the existing building is to remain on site.

SURVEYOR / ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: KYLE COLEMAN HARRIS

OWNER:  
THE FAMILY PLACE  
4300 MACARTHUR AVENUE, SUITE 100  
DALLAS, TX 75209  
PH: \_\_\_\_\_  
CONTACT: \_\_\_\_\_

**PRELIMINARY PLAT**  
**THE BUTLER CENTER**  
**LOT 1, BLOCK A/5754**  
PART OF CITY BLOCK 5754  
AND BEING OUT OF THE  
CRAWFORD GRIBBSY SURVEY, ABSTRACT NO. 533,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-150  
ENGINEERING PLAN NO. \_\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY JRM	CHECKED BY KCH	SCALE 1"=40'	DATE MARCH 2016	JOB NUMBER 3745-15.364
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THE BUTLER CENTER - PRELIMINARY PLAT