

STATE OF TEXAS;
COUNTY OF DALLAS;

WHEREAS, CITY OF DALLAS, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF CITY BLOCK 490 AND 491 AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF DALLAS, ACCORDING TO THAT CITY ORDINANCE NO. 23887, DATED MAY 26, 1999 AND RECORDED IN VOLUME 99116, PAGE 00338, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING LOTS 12, 13, 14 AND 15, BLOCK L/490 OF ELIZA MCCOY'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 150, PAGE 407 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND LOTS 2, 3, 4, BLOCK D/491 OF NUSSBAUMER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 237 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AS CONVEYED TO THE CITY OF DALLAS BY WARRANTY DATED SEPTEMBER 26, 1961, AND RECORDED IN DEED VOLUME 5634, PAGE 106, DEED RECORDS, DALLAS COUNTY, TEXAS, AND WARRANTY DEED DATED NOVEMBER 20, 1961, AND RECORDED IN VOLUME 5666, PAGE 548, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF SAID CITY OF DALLAS TRACT BEING THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF JUNIUS STREET (90' RIGHT-OF-WAY) WITH THE SOUTHWEST RIGHT-OF-WAY OF CBD FAIR PARK LINK (HAVING A VARIABLE WIDTH ROW);

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID JUNIUS STREET, SOUTH 46 DEGREES 21 MINUTES 36 SECONDS WEST, A DISTANCE OF 219.94 FEET TO A 5/8" IRON ROD SET WITH BRASS CAP MARKED "CBD-4125" SET FOR THE INTERSECTION OF SAID JUNIUS STREET AND MALCOLM X BOULEVARD (HAVING A VARIABLE WIDTH ROW);

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MALCOLM X BOULEVARD, NORTH 45 DEGREES 47 MINUTES 56 SECONDS WEST, A DISTANCE OF 249.73 FEET TO THE INTERSECTION OF SAID MALCOLM X BOULEVARD AND GASTON AVENUE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY OF SAID GASTON AVENUE, NORTH 44 DEGREES 37 MINUTES 03 SECONDS EAST, A DISTANCE OF 179.75 FEET TO THE INTERSECTION OF SAID GASTON AVENUE AND SAID CBD FAIR PARK LINK;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY OF SAID CBD FAIR PARK LINK, SOUTH 46 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 48.44 FEET TO A 5/8" IRON ROD SET WITH BRASS CAP MARKED "CBD-4125" SET FOR CORNER;

THENCE CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY OF SAID CBD FAIR PARK LINK, SOUTH 66 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 112.46 FEET TO A 5/8" IRON ROD SET WITH BRASS CAP MARKED "CBD-4125" SET FOR CORNER;

THENCE CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY OF SAID CBD FAIR PARK LINK, SOUTH 46 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 102.95 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.183 ACRES OR 51,552 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF DALLAS, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, _____, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CBD FAIR PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO 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 AND UPON 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.)

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2018.

XXXXXXXXXXXXXXXX

STATE OF TEXAS;
COUNTY OF DALLAS;

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/SHE 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
STATE OF TEXAS

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL. A PRIVATE DRAINAGE SYSTEM SHALL PREVENT LOT TO LOT DRAINAGE. THE OWNER OF THIS LOT IS RESPONSIBLE FOR THE PRIVATE DRAINAGE SYSTEM AND FOR ANY DAMAGES THAT MAY OCCUR DUE TO ANY INSUFFICIENCY THEREOF.
 4. A PRIVATE DRAINAGE SYSTEM SHALL PREVENT LOT TO LOT DRAINAGE. THE OWNER OF THIS LOT IS RESPONSIBLE FOR THE PRIVATE DRAINAGE SYSTEM AND FOR ANY DAMAGES THAT MAY OCCUR DUE TO ANY INSUFFICIENCY THEREOF.
 5. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, TEXAS NORTH CENTRAL ZONE, CONVERGENCE ANGLE: 0°52'08".
 6. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

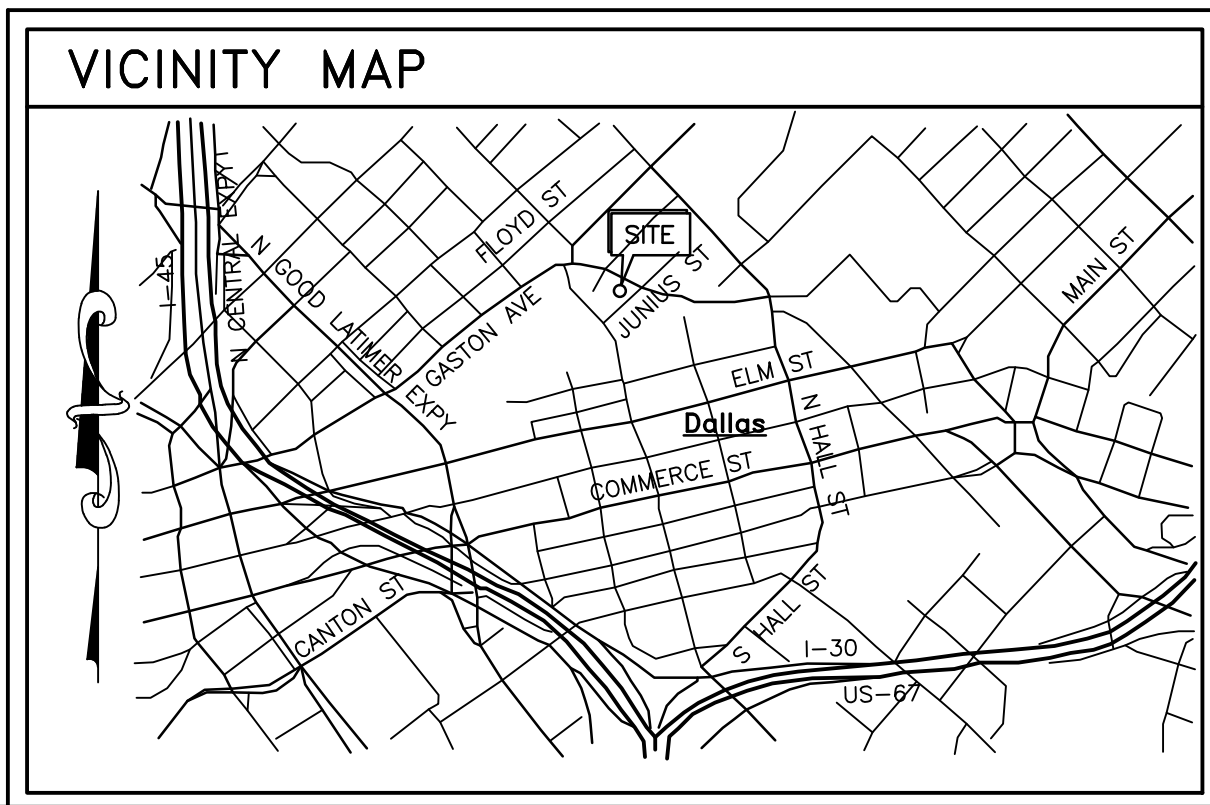
LEGEND

○ 1/2IRF	1/2" IRON ROD FOUND
○ 1/2 PRECISE	1/2" IRON ROD FOUND STAMPED "PRECISE"
○ 1/2 4888	1/2" IRON ROD FOUND STAMPED "4888"
○ 60DF	60D NAIL FOUND
○ 3/8IRF	3/8" IRON ROD FOUND
○ XF	CHISLED X FOUND IN CONCRETE
● BCS	5/8" IRON ROD WITH BRASS CAP SET MARKED "CBD-4125"
(CM)	CONTROL MONUMENT
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
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER

PRELIMINARY

RELEASED February 27, 2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

KURTIS R. WEBB
REG. PROF. LAND SURVEYOR
NO. 4125



**PRELIMINARY PLAT
CBD FAIR PARK ADDITION
LOT 1A - BLOCK D/491
BEING A 0.183 ACRE TRACT OF LAND
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

CITY PLAN FILE No.: S178-179

SURVEYOR:
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OWNER:
City of Dallas
Dallas, TX 75234
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Date: 4/18/2018