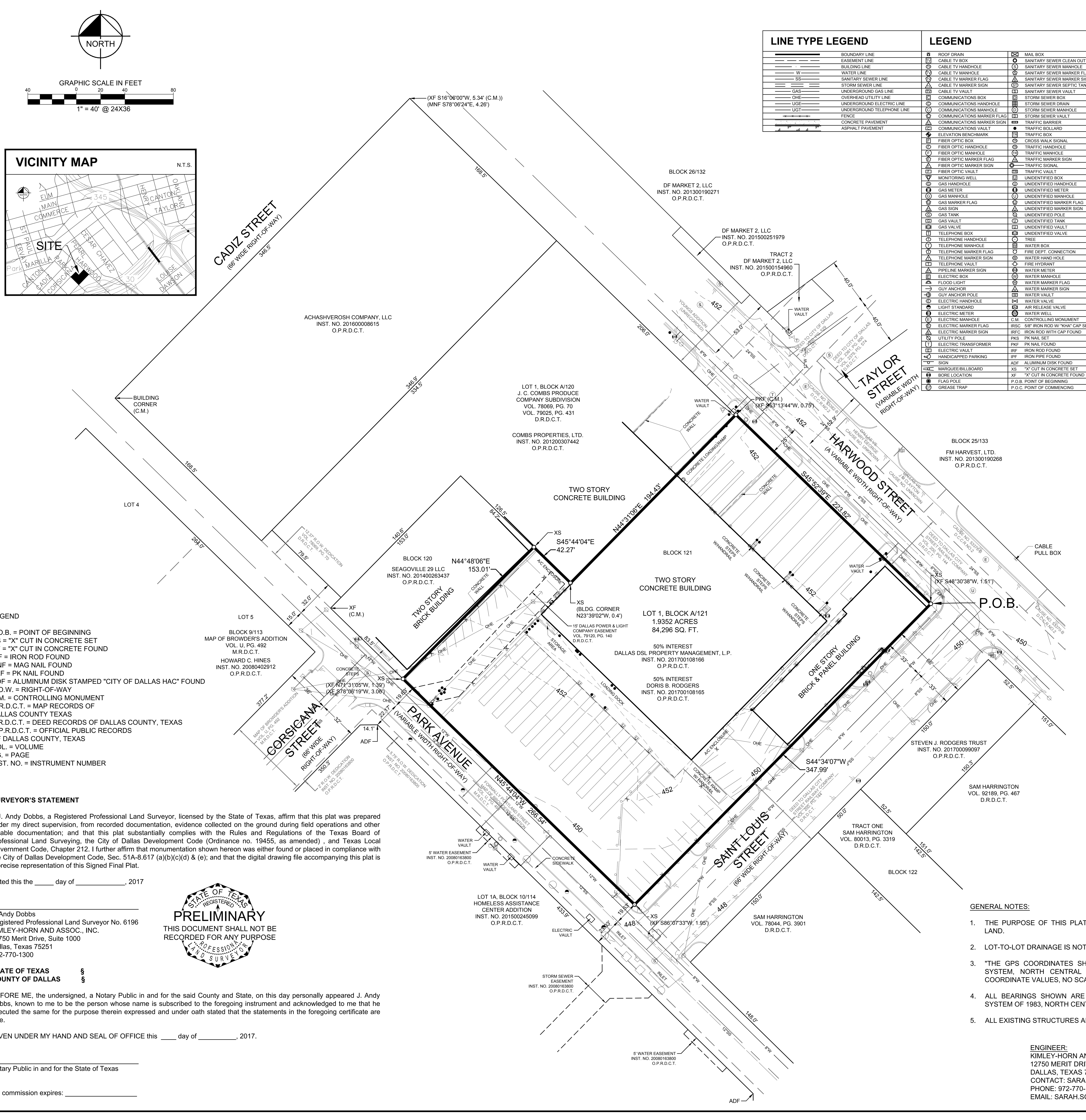

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	C.M. CONTROLLING MONUMENT
ELECTRIC MARKER FLAG	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER SIGN	IRFC IRON ROD WITH CAP FOUND
UTILITY POLE	PKS PK NAIL SET
ELECTRIC TRANSFORMER	PKF PK NAIL FOUND
ELECTRIC VAULT	IRF IRON ROD FOUND
HANDICAPPED PARKING	IPF IRON PIPE FOUND
SIGN	ADF ALUMINUM DISK FOUND
MARQUEE/BILLBOARD	XS "X" CUT IN CONCRETE SET
BORE LOCATION	XF "X" CUT IN CONCRETE FOUND
FLAG POLE	P.O.B. POINT OF BEGINNING
GREASE TRAP	P.O.C. POINT OF COMMENCING

LEGEND

P.O.B. = POINT OF BEGINNING
XS = "X" CUT IN CONCRETE SET
XF = "X" CUT IN CONCRETE FOUND
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND
PKF = PK NAIL FOUND
ADF = ALUMINUM DISK STAMPED "CITY OF DALLAS HAC" FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____________, 2017

____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS · REGISTERED · PRELIMINARY · THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of __________, 2017.

____
Notary Public in and for the State of Texas

My commission expires: ___________________

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **DORIS B. RODGERS** and **DALLAS DSL PROPERTY MANAGEMENT, L.P.** are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being all of City of Dallas Block 121; and being all of a called 1.935 acre tract of land described in Special Warranty Deeds to Doris B. Rodgers and Dallas DSL Property Management, L.P. recorded in Instrument Nos. 201700108165 and 201700108166 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an “X” cut in concrete set at the intersection of the southwest right-of-way line of Harwood Street (a variable width right-of-way) and the northwest right-of-way line of Saint Louis Street (a 66-foot wide right-of-way); from said point an “X” cut in concrete found bears South 48°30'38" West, a distance of 1.51 feet;

THENCE with said northwest right-of-way line of Saint Louis Street, South 44°34'07" West, a distance of 347.99 feet to an “X” cut in concrete set at the intersection of said northwest right-of-way line of Saint Louis Street and the northeast right-of-way line of Park Avenue (a variable width right-of-way); from said point an “X” cut in concrete found bears South 86°07'33" West, a distance of 1.95 feet;

THENCE with said northeast right-of-way line of Park Avenue, North 45°44'04" West, a distance of 266.54 feet to an “X” cut in concrete set for the west corner of said 1.935 acre tract; from said point an “X” cut in concrete found bears South 78°06'19" West, a distance of 3.06 feet and an “X” cut in concrete found bears North 71°31'05" West, a distance of 1.39 feet;

THENCE departing said northeast right-of-way line of Park Avenue and with the northwest line of said 1.935 acre tract, North 44°48'06" East, a distance of 153.01 feet to an “X” cut in concrete set for corner in a southwest line of Lot 1, Block A/120, J.C. Combs Produce Company Subdivision recorded in Volume 78069, Page 70 of the Deed Records of Dallas County, Texas, Certificate of Correction filed in Volume 79025, Page 431 of said Deed Records;

THENCE with said southwest line of Lot 1, South 45°44'04" East, a distance of 42.27 feet to an “X” cut in concrete set for the south corner of said Lot 1;

THENCE with a southeast line of said Lot 1, North 44°31'06" East, a distance of 194.43 feet to a PK nail found for the east corner of said Lot 1 and being in said southwest right-of-way line of Harwood Street;

THENCE with said southwest right-of-way line of Harwood Street, South 45°52'39" East, a distance of 223.82 feet to the **POINT OF BEGINNING** and containing 1.9352 acres or 84,296 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DORIS B. RODGERS and **DALLAS DSL PROPERTY MANAGEMENT, L.P.,** acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FARMERS MARKET WEST**, 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.

WITNESS, my hand at Dallas, Texas, this _____________ day of _________________, 2017.

DORIS B. RODGERS

By:____

Name: Doris B. Rodgers

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Doris B. Rodgers, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____________ day of _________________, 2017.

____
Notary Public in and for the State of Texas

My commission expires: ___________________

DALLAS DSL PROPERTY MANAGEMENT, L.P.

By:____
Name: ______________________________________
Title: _______________________________________

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____________ day of _________________, 2017.

____
Notary Public in and for the State of Texas

My commission expires: ___________________

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 1.9352 ACRE TRACT OF LAND.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. "THE GPS COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION."
4. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
5. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: SARAH SCOTT, P.E.
PHONE: 972-770-1300
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM

OWNER:
DORIS B. RODGERS AND
DALLAS DSL PROPERTY MANAGEMENT, L.P.
4420 HIGHLANDER DRIVE
DALLAS, TEXAS 75287
CONTACT: LESLIE INGENDORF
PHONE: 972-732-0474
EMAIL: LINGENDORF@YAHOO.COM

PRELIMINARY PLAT
FARMER'S MARKET WEST
LOT 1, BLOCK A/121
1.9352 ACRES
OUT OF CITY OF DALLAS BLOCK 121 AND BEING OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-175
ENGINEERING NO. 311T-______

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 101155-00
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAD	DAB	MAY 2017	064406304	1 OF 1

DWG NAME: K:\DAL_SURVEY\064406304-FARMERS MARKET CORTLAND\DWG\064406304 FARMERS MARKET CORTLAND_PP.DWG PLOTTED BY DOBBS, ANDY 5/10/2017 4:51 PM LAST SAVED 5/9/2017 4:41 PM