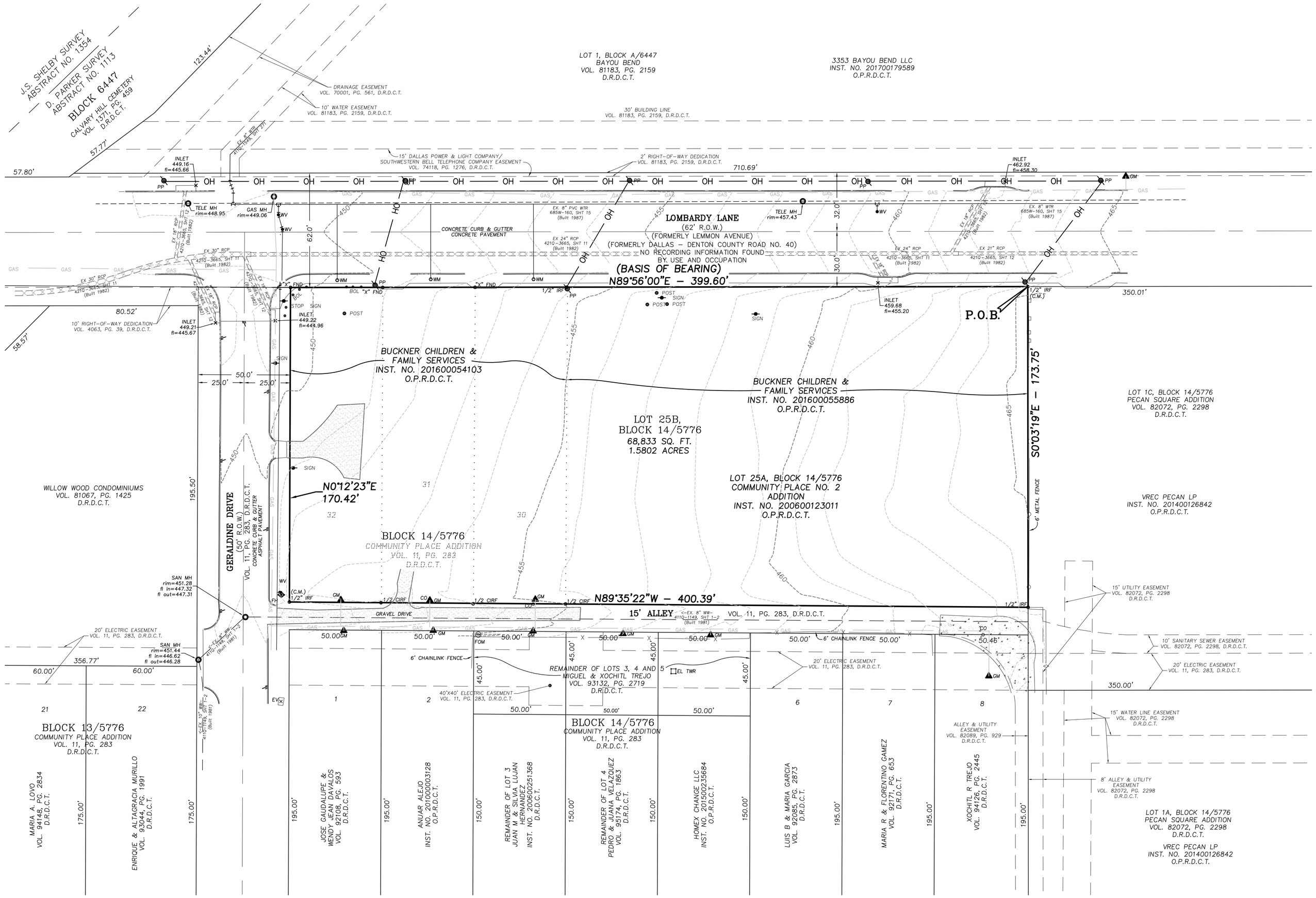
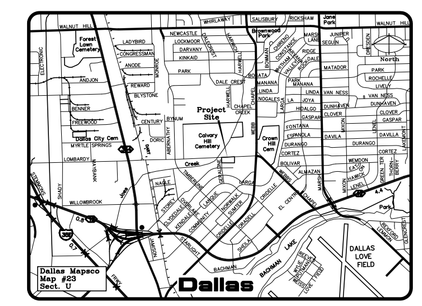


GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.



Vicinity Map
NOT TO SCALE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BUCKNER CHILDREN & FAMILY SERVICES**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BUCKNER FAMILY HOPE 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2017.

BUCKNER CHILDREN & FAMILY SERVICES

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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

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

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

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 Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS **BUCKNER CHILDREN and FAMILY SERVICES, INC.**, is the owner of a 1.5802 acre tract of land situated in the D. Parker Survey, Abstract Number 1113, City of Dallas, Dallas County, Texas, and being all of Lot 25A, Block 14/5776 of the Community Place No. 2 Addition, an addition to the City of Dallas by plat, recorded in Instrument Number 200600123011 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being a tract of land conveyed to said Buckner Children and Family Services by Special Warranty Deed, recorded in Instrument Number 201600055886 (O.P.R.D.C.T.), also being all of Lots 30, 31 and 32 of the Community Place Addition, an addition to the City of Dallas by plat, recorded in Volume 11, Page 283 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), being all of that tract of land conveyed to said Buckner Children and Family Services by Special Warranty Deed, recorded in Instrument Number 201600054103 and being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found in the South right-of-way line of Lombardy Lane (62' width R.O.W.), same being the northwest corner of Lot 1C, Block 14/5776 of the Pecan Square Addition, an addition to the City of Dallas by plat, recorded in Volume 82072, Page 2298 (D.R.D.C.T.) and a tract of land conveyed to VREC Pecan LP by Special Warranty Deed, recorded in Instrument Number 201400126842 (O.P.R.D.C.T.);

THENCE S 00° 03' 19" E, departing the South line of said Lombardy Lane and along the West line of said Lot 1C, Block 14/5776, a distance of 173.75 feet to a 1/2-inch iron rod found for the northeast corner of a 15 foot alley;

THENCE N 89° 35' 22" W, departing the West line of said Lot 1C, Block 14/5776 and along the North line of said 15 foot alley, a distance of 400.39 feet to a 1/2-inch iron rod found at the intersection of the North line of said 15 foot alley and the East right-of-way line of Geraldine Drive (50' width R.O.W.), same being the southwest corner of said Lot 32, Block 14/5776 of Community Place Addition;

THENCE N 00° 12' 23" E, along the East line of said Geraldine Drive, a distance of 170.42 feet to a "X" cut in concrete found at the intersection of the East line of said Geraldine Drive and the aforementioned South line of said Lombardy Lane;

THENCE N 89° 56' 00" E, along the South line of said Lombardy Lane, a distance of 399.60 feet to the POINT OF BEGINNING, containing 68,833 square feet or 1.5802 acres of land, more or less.

PURPOSE OF PLAT:

To plat 4 existing lots into one lot.

NOTES:

1. A portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 480171 0330 J, dated August 23, 2001. Property is in Zone X and AE.

2. Bearings are based upon the South line of Lombardy Lane (N89°56'E), by by plat for Community Place No. 2 Addition, as recorded in Instrument Number 200600123011 of the Deed Records, Dallas County, Texas.

3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4. No structures on site.

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Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

LEGEND

"X" FND	X CUT FOUND	— ◊ —	WOOD FENCE
CIRF	CAPPED IRON ROD FOUND	—X—	CHAINLINK FENCE
IRF	IRON ROD FOUND	—O—	METAL FENCE
EV	ELECTRIC VAULT	—OH—	OVERHEAD ELECTRIC
PP	POWER POLE	C.M.	CONTROLLING MONUMENT
GUY	GUY WIRE	P.O.B.	POINT OF BEGINNING
CO	CO	ESMT.	EASEMENT
SAN MH	SANITARY MANHOLE	R.O.W.	RIGHT-OF-WAY
TELE MH	TELEPHONE MANHOLE	VOL., PG.	VOLUME, PAGE
FOM	FIBER OPTIC MARKER	INST. NO.	INSTRUMENT NUMBER
FH	FIRE HYDRANT	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
WV	WATER VALVE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
WM	WATER METER	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
WVT	WATER VAULT		
ICV	IRRIGATION CONTROL VALVE		
GM	GAS METER		
GAS MH	GAS MANHOLE		
BOL	BOLLARD		

PRELIMINARY PLAT

BUCKNER FAMILY HOPE CENTER

LOT 25B, BLOCK 14/5776

A BEING ALL OF LOT 25A, BLOCK 14/5776
OF THE COMMUNITY PLACE NO. 2 ADDITION
INSTRUMENT NUMBER 200600123011, O.P.R.D.C.T.
AND BEING ALL OF LOTS 30, 31 AND 32, BLOCK 14/5776
OF THE COMMUNITY PLACE ADDITION
VOLUME 11, PAGE 283, D.R.D.C.T.
SITUATED IN THE
D. PARKER SURVEY, ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-258

OWNER:
BUCKNER CHILDREN AND
FAMILY SERVICES, INC.
700 N. PEARL STREET
DALLAS, TX 75201
(214)758-8000

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647,
fax (214) 824-7064

AUGUST, 2017 C17075 PP.dwg