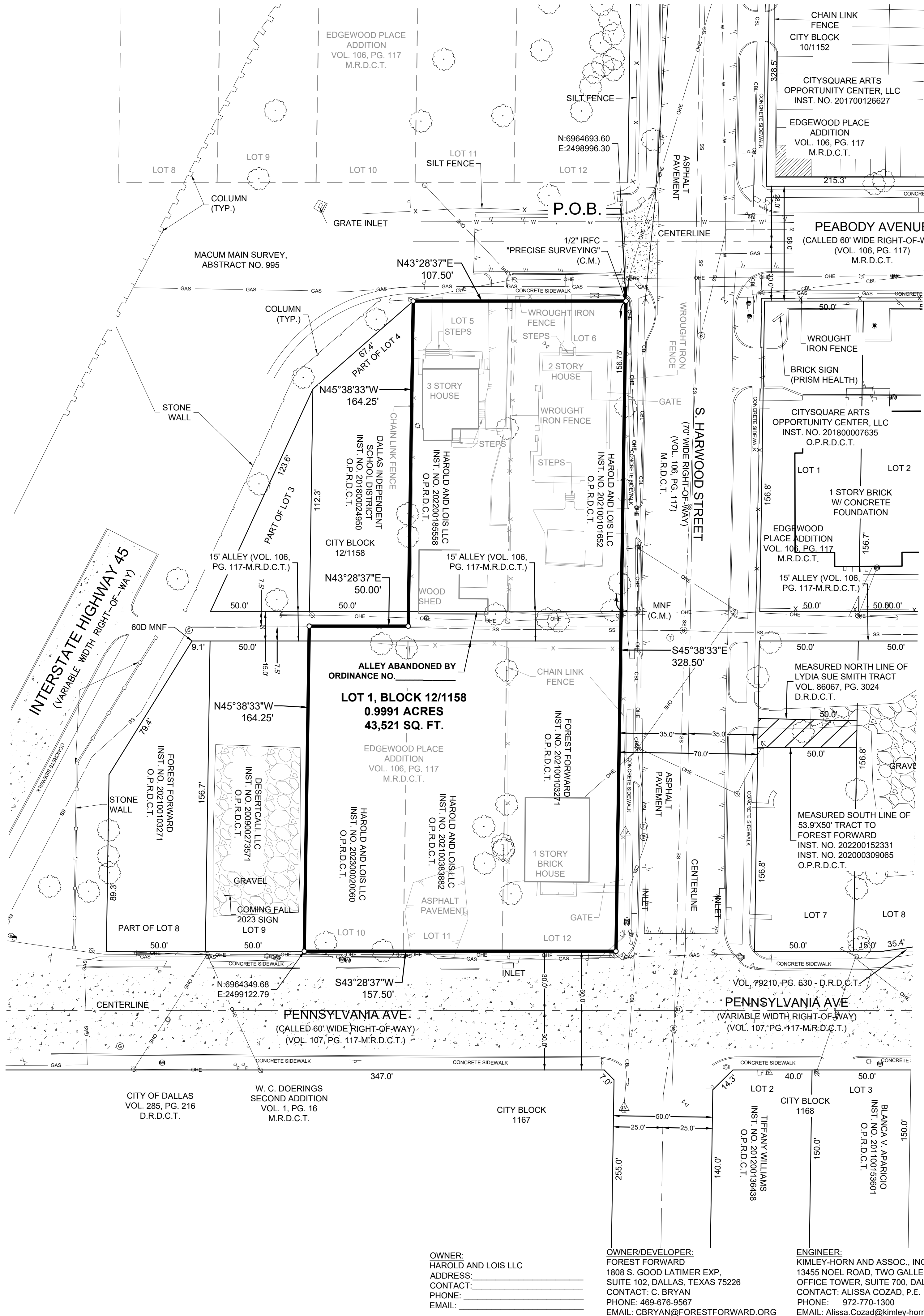


LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRISC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRFC IRON ROD WITH CAP FOUND
ELECTRIC VAULT	PKS PK NAIL SET
HANDICAPPED PARKING	PKF PK NAIL FOUND
PARKING METER	RF IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGNAL	P.O.B. POINT OF BEGINNING
RAILROAD SIGN	P.O.C. POINT OF COMMENCING
RAILROAD VAULT	
Sign	
MARQUEE/BILLBOARD	
AC UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
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	
DENIAL OF ACCESS	



OWNER:  
HAROLD AND LOIS LLC  
ADDRESS: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

OWNER/DEVELOPER:  
FOREST FORWARD  
1808 S. GOOD LATIMER EXP,  
SUITE 102, DALLAS, TEXAS 75226  
CONTACT: C. BRYAN  
PHONE: 469-676-9567  
EMAIL: CBRYAN@FORESTFORWARD.ORG

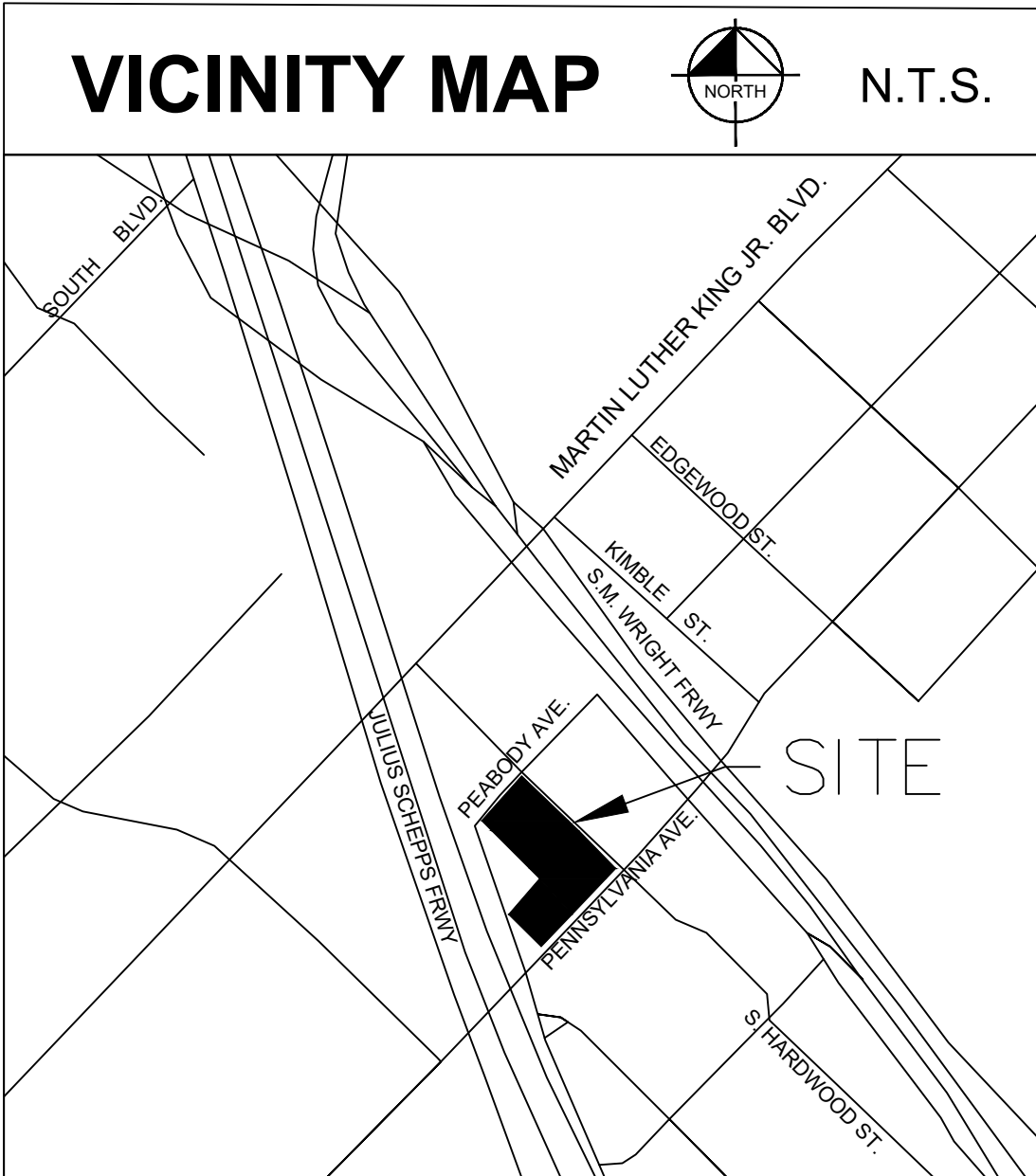
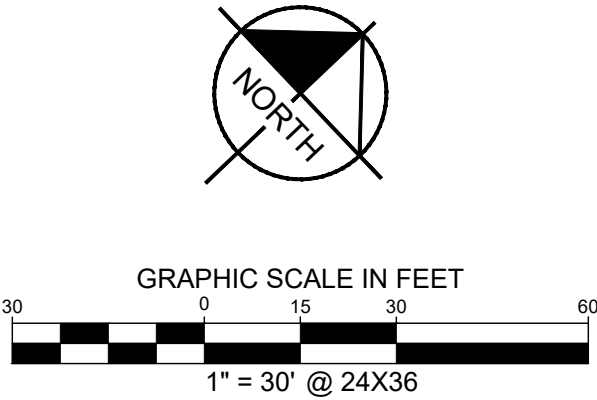
ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: ALISSA COZAD, P.E.  
PHONE: 972-770-1300  
EMAIL: Alissa.Cozad@kimley-horn.com

SURVEYOR:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: J. ANDY DOBBS, R.P.L.S.  
PHONE: 972-770-1300  
EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT  
FOREST FORWARD ADDITION 4  
LOT 1, BLOCK 7/1144  
BEING A REPLAT OF ALL OF LOTS 5, 6, 10, 11,  
AND 12, AND PART OF A 15' ALLEY, BLOCK  
7/1144, EDGEWOOD PLACE ADDITION,  
AND BEING 0.9991 ACRES OUT OF THE  
MACUM MAIN SURVEY, ABSTRACT NO. 995  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAT FILE NO. S223-226  
DRAINAGE & PAVING NO. \_\_\_\_\_  
WASTEWATER NO. \_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 30'	Drawn by LDV	Checked by JAD
Date Aug. 2023	Project No. 064613100	Sheet No. 1 OF 2



LEGEND  
P.O.B. = POINT OF BEGINNING  
SQ. FT. = SQUARE FEET  
VOL. , PG. = VOLUME , PAGE  
IRSC = 5/8" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET  
IPF = IRON PIPE FOUND  
IRF = IRON ROD FOUND  
BDF = BRASS DISK FOUND  
IRFC = IRON ROD W/PLASTIC CAP FOUND  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
F.K.A. = FORMERLY KNOWN AS  
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

- GENERAL NOTES:
- The purpose of this plat is to create one lot from previously platted lots.
  - The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).
  - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
  - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
  - All structures are to be removed.
  - All corners are 3-1/4" aluminum disks with cap stamped "KHA" set unless otherwise stated.

OWNERS CERTIFICATION  
STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, HAROLD AND LOIS LLC AND FOREST FORWARD, are the owners of a tract of land a tract of land situated in the Macum Main Survey, Abstract No. 995, City of Dallas Block 12/1158, Dallas County, Texas and being all of Lots 5, 6, 10, 11, and 12, and part of a 15-foot wide alley, Block 12/1158, Edgewood Place Addition, an addition to the City of Dallas, recorded in Volume 106, Page 117, Map Records, Dallas County, Texas and being all of Tract 2 described in Special Warranty Deed to Forest Forward, recorded in Instrument No. 202100103271, Official Public Records, Dallas County, Texas, and being all of a tract of land described in General Warranty Deed with Vendor's Lien to Harold and Lois LLC, recorded in Instrument No. 202300020060 of said Official Public Records, and being all of a tract of land described in General Warranty Deed with Third Party Vendor's Lien to Harold and Lois LLC, recorded in Instrument No. 202200185558 of said Official Public Records, and being all of a tract of land described in Warranty Deed with Vendor's Lien to Harold and Lois LLC, recorded in Instrument No. 202100383882 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to Harold and Lois LLC, recorded in Instrument No. 202100101652 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "PRECISE SURVEYING" found for the north corner of said Lot 6, in the intersection of the southeast right-of-way line of Peabody Avenue (a called 60' wide right-of-way, Volume 106, Page 117-M.R.D.C.T.) and the southwest right-of-way line of South Harwood Street (a 70' wide right-of-way, Volume 106, Page 117-M.R.D.C.T.);

THENCE with said southwest right-of-way of South Harwood Street and the northeast lines of said Lots 6 and 12, and northeast line of said 15 foot alley, South 45°38'33" East, passing at a distance of 156.75 feet a mag nail found for the east corner of said Lot 6, and continuing with said southwest right-of-way line of South Harwood Street for a total distance of 328.50 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the east corner of said Lot 12, in the intersection of said southwest right-of-way line of South Harwood Street and the northwest right-of-way line of Pennsylvania Avenue (a called 60' wide right-of-way, Volume 106, Page 117-M.R.D.C.T.);

THENCE with said northwest right-of-way line of Pennsylvania Avenue and the southeast lines of said Lots 10, 11, and 12, South 43°28'37" West, a distance of 157.50 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the south corner of said Lot 10;

THENCE departing said northwest right-of-way line of Pennsylvania Avenue, with the southwest line of said Lot 10 and over and across said 15 foot alley, North 45°38'33" West, a distance of 164.25 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner in the centerline of said 15 foot alley;

THENCE with said centerline of the 15 foot alley, North 43°28'37" East, a distance of 50.00 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner;

THENCE departing said centerline of the 15 foot alley, over and across said 15 alley and with the southwest line of said Lot 5, North 45°38'33" West, a distance of 164.25 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the west corner of said Lot 5, in said southeast right-of-way line of Peabody Avenue;

THENCE with said southeast right-of-way line of Peabody Avenue and with the northwest lines of said Lots 5 and 6, North 43°28'37" East, a distance of 107.50 feet to the POINT OF BEGINNING and containing 43,521 square feet or 0.9991 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

GENERAL NOTES:

- The purpose of this plat is to create one lot from previously plated lots.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All structures are to be removed.
- All corners are 3-1/4" aluminum disks with cap stamped "KHA" set unless otherwise stated.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HAROLD AND LOIS LLC AND FOREST FORWARD, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as FOREST FORWARD ADDITION 4, 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, \_\_\_\_\_, 20\_\_.

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

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

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

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

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 executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of \_\_\_\_\_

WITNESS, my hand at Dallas, Texas, this the \_\_ day of, \_\_\_\_\_, 20\_\_.

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

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

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

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

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 executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_.

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

J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
972-770-1300  
andy.dobbs@kimley-horn.com

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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas \_\_\_\_\_

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT  
FOREST FORWARD ADDITION 4  
LOT 1, BLOCK 7/1144

BEING A REPLAT OF ALL OF LOTS 5, 6, 10, 11, AND 12, AND PART OF A 15' ALLEY, BLOCK 7/1144, EDGEWOOD PLACE ADDITION, AND BEING 0.9991 ACRES OUT OF THE MACUM MAIN SURVEY, ABSTRACT NO. 995 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S223-226 DRAINAGE & PAVING NO. \_\_\_\_\_ WASTEWATER NO. \_\_\_\_\_

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = N/A	LDV	JAD	Aug. 2023	064613100	2 OF 2

DWG NAME: K:\DWG\_SURVEY\064613100-FOREST THEATRE\DWG064613100-FOREST THEATRE.PLT PLOTTED BY: WALDEZ LEONARDO 9/10/2023 3:39 PM LAST SAVED: 9/10/2023 3:39 PM