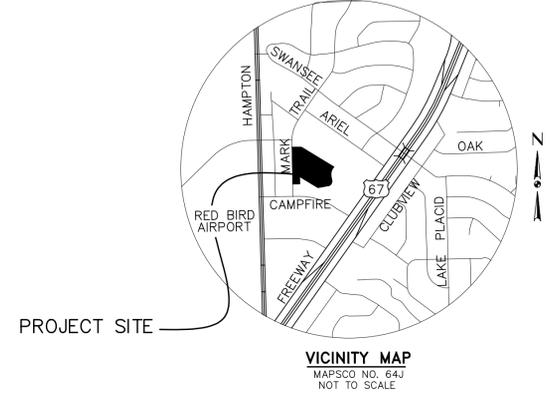


| OWNERSHIP TABLE |                                  |                                       |
|-----------------|----------------------------------|---------------------------------------|
| No.             | OWNER                            | RECORDING INFORMATION                 |
| 1               | DORIS KINDRED                    | VOL. 85218, PG. 5199 - D.R.D.C.T.     |
| 2               | CHERYL D SLOAN                   | VOL. 2003011, PG. 9936 - O.P.R.D.C.T. |
| 3               | EDWARD CULLINS                   | INST. No. 20180019878 - O.P.R.D.C.T.  |
| 4               | DEBRA SUE ARCHIE                 | VOL. 85192, PG. 3546 - D.R.D.C.T.     |
| 5               | ZAIDA MARTINEZ                   | INST. No. 201900037341 - O.P.R.D.C.T. |
| 6               | HECTOR GONZALEZ                  | INST. No. 202400000048 - O.P.R.D.C.T. |
| 7               | FELICIA A JAMES                  | VOL. 2004193, PG. 1869 - O.P.R.D.C.T. |
| 8               | ELIZABETH MARSHALL               | VOL. 2001138, PG. 9639 - O.P.R.D.C.T. |
| 9               | ALICE ANDREWS                    | INST. No. 200503631563 - O.P.R.D.C.T. |
| 10              | MARY LEE HARDEN                  | VOL. 800010, PG. 829 - O.P.R.D.C.T.   |
| 11              | KPY PROPERTIES                   | INST. No. 201100052437 - O.P.R.D.C.T. |
| 12              | FREDRICK & MEKO WATSON           | INST. No. 201100074325 - O.P.R.D.C.T. |
| 13              | LATOYA MAXEY                     | INST. No. 200600364465 - O.P.R.D.C.T. |
| 14              | DAVID E TIBBITS                  | VOL. 99149, PG. 59 - O.P.R.D.C.T.     |
| 15              | MIGUEL BENITEZ & VANESSA VASQUEZ | INST. No. 201400202538 - O.P.R.D.C.T. |



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | EAST          | 104.14'  |
| L2   | S 33°20'10" W | 20.40'   |
| L3   | S 10°46'25" E | 27.19'   |
| L4   | S 79°40'49" W | 133.97'  |
| L5   | N 58°50'28" W | 243.65'  |
| L6   | S 01°04'52" E | 82.14'   |
| L7   | S 88°55'45" W | 79.04'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 127.65' | 103.34'    | 100.54'      | S 10°08'38" W | 46°23'03"   |
| C2    | 58.88'  | 80.31'     | 74.23'       | S 19°21'06" W | 78°08'52"   |
| C3    | 973.18' | 558.01'    | 550.40'      | N 70°15'17" W | 32°51'10"   |
| C4    | 973.19' | 75.17'     | 75.15'       | N 88°53'38" W | 4°25'33"    |
| C5    | 741.08' | 482.24'    | 473.77'      | N 17°36'45" E | 37°17'01"   |

- GENERAL NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
  - BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
  - NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
  - COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.
  - CITY OF DALLAS BENCHMARK:  
64-F-8S LEDBETTER DRIVE - POLK STREET  
SWDBM ON NORTHEAST CORNER OF CONCRETE OVERPASS ON POLK STREET AND LEDBETTER DRIVE  
ELEV. = 562.544

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0490K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is a area determined to be outside the 0.2% annual chance floodplain.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNERS  
CITY OF DALLAS PARK BOARD  
1500 MARILLA STREET  
DALLAS, TX 75201  
(214)670-3111

SURVEYOR  
SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TX 75050  
(214) 412-3122

PRELIMINARY PLAT

**THURGOOD MARSHALL ADDITION**  
**LOT 1 BLOCK A**  
**150,377 S.F. or 3.452 Ac.**

AND BEING A PORTION OF  
VOL. 14, PG. 206-213  
N.W. HARWOOD SURVEY, ABSTRACT #612  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

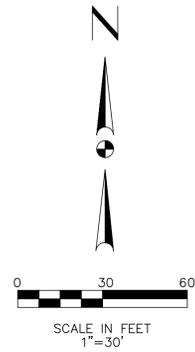
CITY PLAN FILE NUMBER **S234-074**  
CITY ENGINEER PLAN FILE NUMBER **311T-XXX**

**SGI SALCEDO GROUP, INC.**  
401 COLLEGE STREET  
GRAND PRAIRIE, TEXAS, 75050  
PHONE: (214)-412-3122

03-05-2024  
SHEET 1 OF 3

SGI Project No. K231021 Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

Mar\_06\_2024 11:21am MatthewSalcedo  
 M:\Set\Projects\K231021\_LJA\_Engn\_2024\_Dallas\_Perf\_Improvements\Survey\dwg\K231021\_PP01.dwg



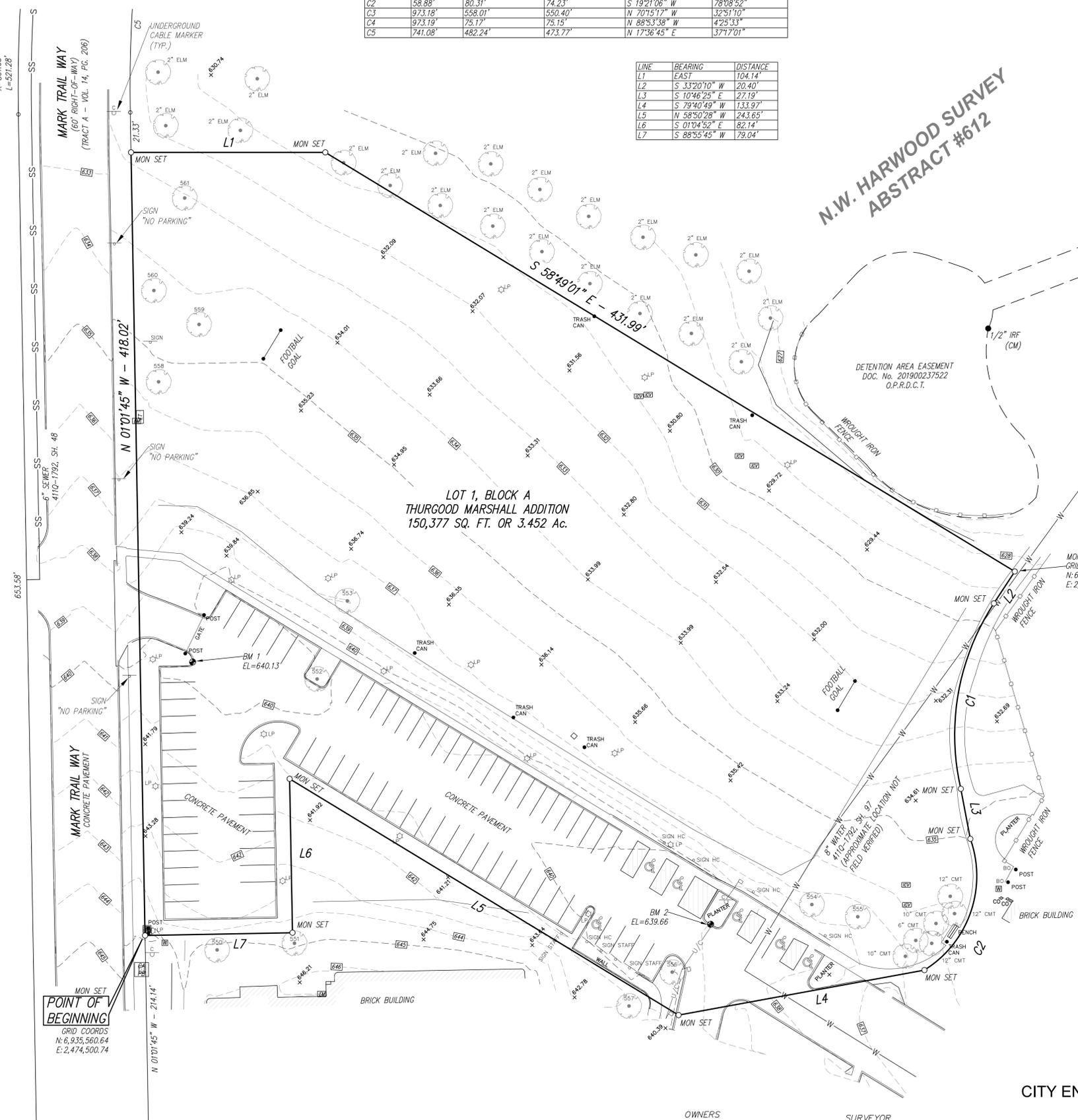
DALLAS HAMPTON APARTMENTS  
DOC. No. 201600344032  
O.P.R.D.C.T.

| TREE TABLE |      |          |
|------------|------|----------|
| NO.        | SIZE | SPECIES  |
| 550        | 34IN | OAK TWIN |
| 551        | 28IN | CEDAR    |
| 552        | 20IN | OAK      |
| 553        | 20IN | OAK      |
| 554        | 36IN | OAK      |
| 555        | 20IN | OAK      |
| 556        | 10IN | OAK      |
| 557        | 12IN | ELM      |
| 558        | 16IN | ELM      |
| 559        | 14IN | ELM      |
| 560        | 14IN | ELM      |
| 561        | 16IN | ELM      |

| LEGEND       |  |      |                            |
|--------------|--|------|----------------------------|
| ---          | BOUNDARY LINE                                | EM   | ELECTRIC METER             |
| ---          | ADJOINER BOUNDARY LINE                       | GL   | GROUND LIGHT               |
| ---          | EASEMENT LINE (AS NOTED)                     |      | TRAFFIC SIGNAL W/ ARM      |
| ---          | WATER LINE                                   |      | TREE (AS NOTED)            |
| ---          | SANITARY SEWER LINE                          | AC   | AIR CONDITIONER            |
| ---          | OVERHEAD ELECTRIC LINE                       | EP   | CABLE PULL BOX             |
| ●            | SET IRON ROD (AS NOTED)                      | CR   | CABLE RISER                |
| ●            | FOUND IRON ROD (AS NOTED)                    | CB   | CABLE CABINET              |
| ●            | GAS VALVE                                    | CB   | CABLE BOX                  |
| ●            | FIRE HYDRANT                                 | CO   | COLUMN                     |
| ●            | SANITARY SEWER MAN HOLE                      | CV   | CABLE VAULT                |
| ●            | WATER VALVE                                  | EB   | ELECTRIC BOX               |
| ●            | TRAFFIC SIGNAL PEDESTAL                      | EH   | ELECTRIC HANDHOLE          |
| ●            | WATER METER                                  | EV   | ELECTRIC VAULT             |
| ●            | ELECTRIC PEDESTAL                            | FD   | FIRE DEPARTMENT CONNECTION |
| ●            | TELEPHONE MANHOLE                            | GM   | GAS MANHOLE                |
| ●            | STORM MAN HOLE                               | GT   | GREASE TRAP                |
| ●            | LIGHT POLE                                   | G    | GUY                        |
| ●            | POWER POLE                                   | ICV  | IRRIGATION CONTROL VALVE   |
| ●            | BENCH MARK                                   | PM   | PARKING METER              |
| (CM)         | CONTROL MONUMENT                             | PP   | PAYPHONE                   |
| ●            | SANITARY SEWER CLEANOUT                      | S    | SIGN                       |
| ●            | TRAFFIC SIGNAL PULL BOX                      | SP   | STEEL POWER POLE           |
| ●            | MAILBOX                                      | TPB  | TELEPHONE PULL BOX         |
| ●            | UNDERGROUND UTILITIES (SUE)                  | TSC  | TRAFFIC SIGNAL CABINET     |
| ●            | GAS METER                                    | TSCW | TRAFFIC SIGNAL CROSSWALK   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS |      |                            |
| D.R.T.C.T.   | DEED RECORDS DALLAS COUNTY, TEXAS            |      |                            |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 127.65' | 103.34'    | 100.54'      | S 10°08'38" W | 46°23'03"   |
| C2    | 58.88'  | 80.31'     | 74.23'       | S 19°21'06" W | 78°08'52"   |
| C3    | 973.18' | 558.01'    | 550.40'      | N 70°15'17" W | 32°51'10"   |
| C4    | 973.19' | 75.17'     | 75.15'       | N 88°53'38" W | 42°53'33"   |
| C5    | 741.08' | 482.24'    | 473.77'      | N 17°36'45" E | 37°17'01"   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | EAST          | 104.14'  |
| L2   | S 33°20'10" W | 20.40'   |
| L3   | S 10°46'25" E | 27.19'   |
| L4   | S 79°40'49" W | 133.97'  |
| L5   | N 58°50'28" W | 243.65'  |
| L6   | S 01°04'52" E | 82.14'   |
| L7   | S 88°55'45" W | 79.04'   |



**N.W. HARWOOD SURVEY  
ABSTRACT #612**

CITY BLOCK 6050  
CITY OF DALLAS  
(CALLED) NET 84.985 ACRES  
VOL. 2501, PG. 283  
D.R.D.C.T.  
TO  
PARK BOARD OF CITY OF DALLAS  
(CALLED) 24.1 ACRES  
VOL. 14, PG. 206-213  
D.R.D.C.T.



**PRELIMINARY PLAT**  
**THURGOOD MARSHALL ADDITION**  
**LOT 1 BLOCK A**  
**150,377 S.F. or 3.452 Ac.**

AND BEING A PORTION OF  
VOL. 14, PG. 206-213  
N.W. HARWOOD SURVEY, ABSTRACT #612  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER **S234-074**  
CITY ENGINEER PLAN FILE NUMBER **311T-XXX**

**OWNERS**  
CITY OF DALLAS PARK BOARD  
1500 MARILLA STREET  
DALLAS, TX 75201  
(214)670-3111

**SURVEYOR**  
SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TX 75050  
(214) 412-3122

**SGI** SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TEXAS, 75050  
PHONE: (214)-412-3122

03-05-2024  
SHEET 2 OF 3

M:\06\_2024\11-21\am MatthewSalcedo M:\Set\Projects\K231021\_LIA\_Engn\_2024...Dallas\_Perks\_Improvements\Survey\dwg\K231021\_PP01.dwg

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF DALLAS PARK BOARD, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THURGOOD MARSHALL 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, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS 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 \_\_\_\_\_, 2024.

CITY OF DALLAS

NAME: AGENT FOR CITY OF DALLAS PARK BOARD

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS SURVEYOR'S CERTIFICATE

Owner's Certificate State of Texas County of Dallas

Whereas CITY OF DALLAS PARK BOARD, is the Owner of a 150,377 square foot tract of land situated in the N.W. Harwood Survey, Abstract No. 612, City of Dallas, Dallas County, Texas; being part of City Block 6050, being a portion of a tract of land described in Warranty Deed to City of Dallas, as shown to be recorded in volume 2501, page 283 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of a tract of land described in unrecorded document to Park Board of the City of Dallas, as shown to be recorded in volume 14, page 206 of the D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set, being the easterly right-of-way line of Mark Trail Way (60-foot right-of-way, dedicated by Tract A, Volume 14, Page 206), and in the westerly line of said Park Board tract;

THENCE North 01 degrees 01 minutes 45 seconds West, along aforementioned common line, a distance of 418.02 feet, to three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set, being in the easterly right-of-way line of said Mark Trail Way;

THENCE departing said common line and over and across said the northwesterly right-of-way line of said West Commerce Street, the following ten (10) calls and distances:

- 1) East, a distance of 101.14 feet to three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
2) South 58 degrees 49 minutes 01 seconds East, a distance of 431.99 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
3) South 33 degrees 20 minutes 10 seconds West, a distance of 20.40 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set, also beginning of a tangent curve to the left, having a central angle of 46 degrees 23 minutes 03 seconds, a radius of 127.65 feet, and being subtended by a chord of South 10 degrees 08 minutes 38 seconds West, a chord distance of 100.54 feet;
4) Continuing in a southwesterly direction, an arc distance of 103.34 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
5) South 10 degrees 46 minutes 25 seconds East, a distance of 27.19 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set, also beginning of a tangent curve to the left, having a central angle of 78 degrees 08 minutes 52 seconds, a radius of 58.88 feet, and being subtended by a chord of South 19 degrees 21 minutes 06 seconds West, a chord distance of 74.23 feet;
6) Continuing in a southwesterly direction, an arc distance of 80.13 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
7) South 79 degrees 40 minutes 49 seconds East, a distance of 133.97 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
8) North 58 degrees 50 minutes 28 seconds West, a distance of 243.65 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
9) South 01 degrees 04 minutes 52 seconds East, a distance of 82.14 feet to a three inch aluminum disk stamped "THURGOOD MARSHALL ADDITION, RPLS 6715" set;
10) South 88 degrees 55 minutes 45 seconds East, a distance of 79.04 feet to the POINT OF BEGINNING and containing 3.452 acres of land (150,377 square feet) more or less.

SURVEYOR'S CERTIFICATION:

I, LUIS M. SALCEDO, 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.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LUIS M. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL M. SALCEDO, 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 AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

CERTIFICATE OF APPROVAL I, TONY SHIDDI, CHAIRPERSON OR BEENT 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. 2024 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024 BY SAID COMMISSION. CHAIRPERSON OR VICE CHAIRPERSON CITY PLAN COMMISSION DALLAS, TEXAS ATTEST: SECRETARY

PRELIMINARY PLAT

THURGOOD MARSHALL ADDITION LOT 1 BLOCK A 150,377 S.F. or 3.452 Ac.

AND BEING A PORTION OF VOL. 14, PG. 206-213

N.W. HARWOOD SURVEY, ABSTRACT #612 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S234-074 CITY ENGINEER PLAN FILE NUMBER 311T-XXX

OWNERS CITY OF DALLAS PARK BOARD 1500 MARILLA STREET DALLAS, TX 75201 (214)670-3111

SURVEYOR SALCEDO GROUP, INC. 401 COLLEGE STREET GRAND PRAIRIE, TX 75050 (214) 412-3122

SGI SALCEDO GROUP, INC. 401 COLLEGE STREET GRAND PRAIRIE TEXAS, 75050 PHONE: (214)-412-3122 03-05-2024 SHEET 3 OF 3