

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	28.00'	90°00'00"	43.98'	S 46°16'39" E
C2	50.00'	47°10'42"	41.17'	N 59°31'28" E
C3	30.00'	39°33'31"	20.71'	N 21°03'24" W
C4	28.00'	89°59'58"	43.98'	N 43°43'22" E
C5	50.00'	47°47'43"	41.71'	S 61°40'09" E

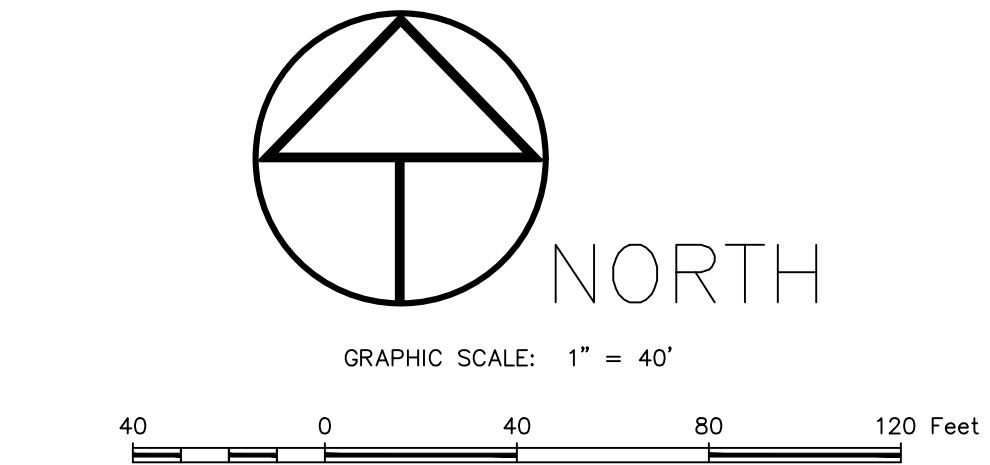
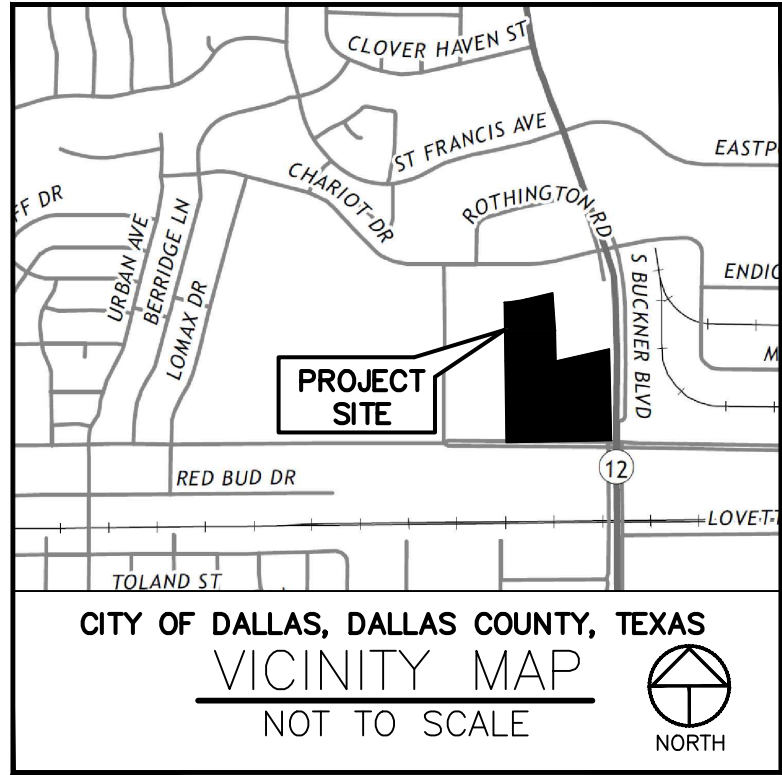
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°06'49" E	25.36'
L2	N 01°16'39" W	27.99'
L3	N 05°40'30" W	26.08'
L4	S 85°34'01" E	23.08'

ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
AEC1	30.00'	40°00'21"	20.95'	N 18°54'27" E	20.52'
AEC2	28.00'	90°00'56"	44.07'	N 43°48'49" E	39.66'
AEC3	28.00'	90°00'00"	43.98'	S 46°16'39" E	39.60'
AEC4	28.00'	90°00'05"	43.98'	N 43°43'18" E	39.60'
AEC5	28.00'	90°00'05"	43.98'	S 46°16'47" E	39.60'
AEC6	50.00'	47°10'42"	41.17'	N 59°31'28" E	40.02'
AEC7	50.00'	47°47'43"	41.71'	N 61°40'09" W	40.51'
AEC8	28.00'	89°59'55"	43.98'	S 43°43'13" W	39.60'
AEC9	54.00'	90°11'01"	85.00'	S 43°48'46" W	76.49'
AEC10	28.00'	89°59'21"	43.98'	S 43°54'37" W	39.59'
AEC11	30.00'	39°33'31"	20.71'	S 21°03'24" E	20.30'
AEC12	28.00'	89°59'55"	43.98'	N 46°16'42" W	39.60'
AEC13	28.00'	90°00'00"	43.98'	S 43°43'21" W	39.60'
AEC14	28.00'	89°49'04"	43.89'	S 46°11'11" E	39.53'
AEC15	28.00'	90°11'01"	44.07'	N 43°48'46" E	39.66'
AEC16	30.00'	39°43'47"	20.80'	N 21°06'51" W	20.39'
AEC17	28.00'	89°50'26"	43.90'	N 43°59'04" E	39.54'
AEC18	28.00'	90°00'20"	43.99'	S 46°05'33" E	39.60'
AEC19	30.00'	39°29'01"	20.67'	S 18°38'48" W	20.27'

ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AE1	N 01°05'43" W	53.79'
AE2	N 88°54'17" E	200.09'
AE3	N 01°16'39" W	334.38'
AE4	N 88°43'21" E	26.00'
AE5	S 01°16'39" E	19.00'
AE6	N 88°43'21" E	135.80'
AE7	N 01°16'44" W	134.00'
AE8	S 01°16'44" E	132.14'
AE9	N 83°06'49" E	6.29'
AE10	N 85°34'01" W	6.02'
AE11	S 01°17'00" E	232.17'
AE12	S 88°54'17" W	133.55'
AE13	N 01°16'44" W	234.07'
AE14	S 88°43'21" W	135.81'
AE15	S 01°16'39" E	233.64'
AE16	N 88°54'17" E	135.81'
AE17	N 88°54'17" E	140.35'

STORM EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SE1	N 06°23'16" E	62.14'
SE2	N 03°43'21" E	124.56'
SE3	N 01°16'39" W	183.15'
SE4	S 88°43'21" W	8.15'
SE5	S 01°16'39" E	2.50'
SE6	S 88°36'33" W	2.08'
SE7	S 00°41'35" E	7.00'
SE8	S 89°18'25" W	15.00'
SE9	N 00°41'35" W	7.00'
SE10	S 88°42'08" W	217.40'
SE11	S 01°16'39" E	274.28'
SE12	S 88°47'40" W	2.50'
SE13	S 01°18'05" E	24.62'
SE14	S 89°09'31" W	197.71'
SE15	N 00°50'29" W	15.00'
SE16	N 89°09'31" E	182.59'
SE17	N 01°18'05" W	9.50'
SE18	S 88°47'40" W	2.50'
SE19	N 01°16'39" W	5.65'
SE20	S 88°43'21" W	7.00'
SE21	N 01°16'39" W	15.00'
SE22	N 88°43'21" E	7.00'
SE23	N 01°16'39" W	273.63'
SE24	N 88°43'21" E	254.47'
SE25	S 01°16'39" E	2.50'
SE26	N 88°43'21" E	23.15'
SE27	N 06°23'16" E	60.52'
SE28	S 01°16'39" E	186.39'
SE29	N 88°43'21" E	15.00'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
UE1	S 01°16'39" E	510.99'
UE2	S 03°43'21" W	125.57'
UE3	S 88°54'15" W	798.77'



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to subdivide a parcel into 3 lots and add easements.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQ. FT. SQUARE FEET
- FND FOUND
- IRS 1/2 INCH REBAR CAPPED WINDROSE" SET
- POB POINT OF BEGINNING

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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
FORNEY BUCKNER ADDITION
LOTS 1, 2, AND 3
BLOCK A/6127**

BEING A 17.531 ACRE TRACT

**RECORDED IN INSTRUMENT NO. 201700347247, O.P.R.D.C.T.
DAVID A. BADGELEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**WINDROSE
LAND SURVEYING | PLATING**

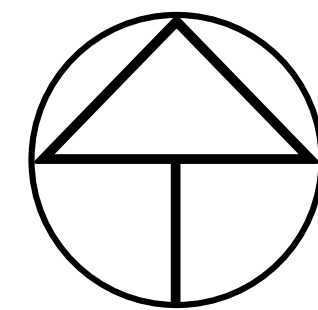
1740 S. STEAMONS FWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 02/07/2025 CHECKED BY: LJ JOB NO.: D59765

POC: Michael Hodges Phone: 972.370.5871 Email: michael.hodges@windroseservices.com

CASE NO. S245-105
ENGINEERING NUMBER -

-- 2025 --



GRAPHIC SCALE: 1" = 40'

40 0 40 80 120 Feet

LOT 3A, BLOCK 2/6127
BUCKNER TERRACE APARTMENTS ADDITION
VOL. 69210 PG. 1687
D.R.D.C.T.
KALINTE REDEVELOPMENT, LLC
INST. NO. 201700329065
O.P.R.D.C.T.

R=1,061.57'
Δ=9°33'47"
L=177.18'
CB=N 81°28'08" E
C=176.98'

S 85°14'13" W

S 88°37'11" W
R=2,057.84'

LOT 1, BLOCK W/6127
SKYLINE PLACE ADDITION
VOL. 86280 PG. 864
D.R.D.C.T.

DALCOR SKYLINE, LTD
INST. NO. 201700259672
O.P.R.D.C.T.

N 00°45'00" W 1,123.20'

LOT 1, BLOCK A/6127
14,098 AC. / 614,142 SQ. FT.

CALLED 17,5342 ACRES
MDJ BUCKNER, LLC
INST. NO. 201700347247
O.P.R.D.C.T.

LOT 2, BLOCK A/6127
1,058 AC. / 45,979 SQ. FT.

LOT 1A, BLOCK X/6127
NW REALTY ADDITION
VOL. 2008011 PG. 225
D.R.D.C.T.

BOLERO REAL ESTATE HOLDINGS, LLC
INST. NO. 202000318308
O.P.R.D.C.T.

LOT 2, BLOCK X/6127
EMMBC ADDITION
INST. NO. 201900252208
O.P.R.D.C.T.

EBENEZER MEMORIAL MISSIONARY
BAPTIST CHURCH
INST. NO. 201200091922
O.P.R.D.C.T.

MUTUAL ACCESS EASEMENT
INST. NO. 201200091923
O.P.R.D.C.T.
& UTILITY EASEMENT
(PER THIS PLAT)

10' PRIVATE DRAINAGE EASEMENT
INST. NO. 201500532019
O.P.R.D.C.T.

STORM EASEMENT
(PER THIS PLAT)

12' WATER MAIN EASEMENT
VOL. 84042, PG. 2388, D.R.D.C.T.

BUCKNER BOULEVARD
LOT 10, BLOCK A/6127
VOL. 86036, PG. 2388, D.R.D.C.T.

LOT 9 BUCKNER PARK INDUSTRIAL DISTRICT
VOL. 69036, PG. 2388, D.R.D.C.T.

BLOCK A/6213
BUCKNER PARK INDUSTRIAL DISTRICT SECOND ADDITION
VOL. 70137, PG. 2168, D.R.D.C.T.

LOT 11-A
160.00'

355.42'

PRELIMINARY PLAT
FORNEY BUCKNER ADDITION
LOTS 1, 2, AND 3
BLOCK A/6127

BEING A 17.531 ACRE TRACT
RECORDED IN INSTRUMENT NO. 201700347247, O.P.R.D.C.T.
DAVID A. BADGELEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO. S245-105
ENGINEERING NUMBER -

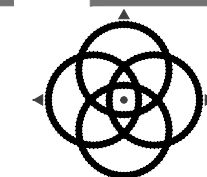
-- 2025 --

SHEET 2 OF 3

LEGEND OF ABBREVIATIONS

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- POB POINT OF BEGINNING

SHEET 1 OF 3



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 02/07/2025 CHECKED BY: LJ JOB NO.: D59765

POC: Michael Hodges Phone: 972.370.5871 Email: michael.hodges@windroseservices.com

SURVEYOR'S STATEMENT

I, DANIEL L. JACKSON, 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 ENGINEERS AND LAND SURVEYORS, 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 _____, 2025.

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

DANIEL L. JACKSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
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L4	S 85°34'01" E	25.08'

ACCESS EASEMENT CURVE TABLE					
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SE15	N 00°50'29" W	15.00'
SE16	N 89°09'31" E	182.59'
SE17	N 01°18'05" W	9.50'
SE18	S 88°47'40" W	2.50'
SE19	N 01°16'39" W	5.65'
SE20	S 88°43'21" W	7.00'
SE21	N 01°16'39" W	15.00'
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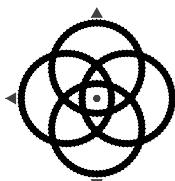
UTILITY EASEMENT LINE TABLE		
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UE1	S 01°16'39" E	510.99'
UE2	S 03°43'21" W	126.57'
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ENGINEER

FORESITE GROUP, LLC
4925 GREENVILLE AVENUE, SUITE 480,
DALLAS, TEXAS 75206

OWNER/DEVELOPER

MDJ BUCKNER, LLC
1303 CAMPBELL ROAD
HOUSTON, Texas 77055



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FWY., SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 02/07/2025 CHECKED BY: LJ JOB NO.: D59765
POC: Michael Hodges Phone: 972.370.5871 Email: michael.hodges@windroseservices.com

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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
FORNEY BUCKNER ADDITION
LOTS 1, 2, AND 3
BLOCK A/6127
BEING A 17.531 ACRE TRACT

RECORDED IN INSTRUMENT NO. 201700347247, O.P.R.D.C.T.
DAVID A. BADGELEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO. S245-105
ENGINEERING NUMBER -

-- 2025 --

SHEET 3 OF 3

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
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