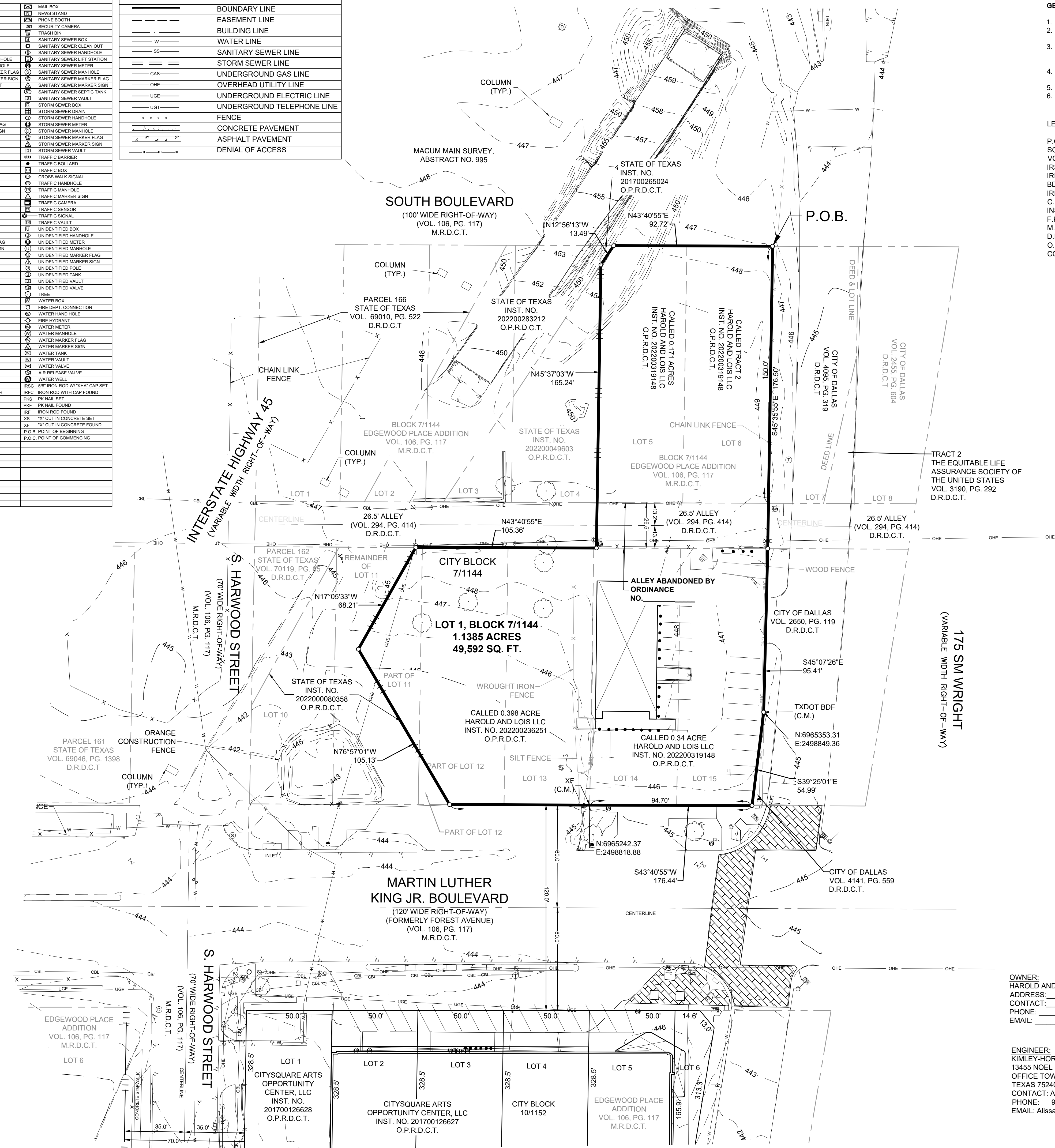
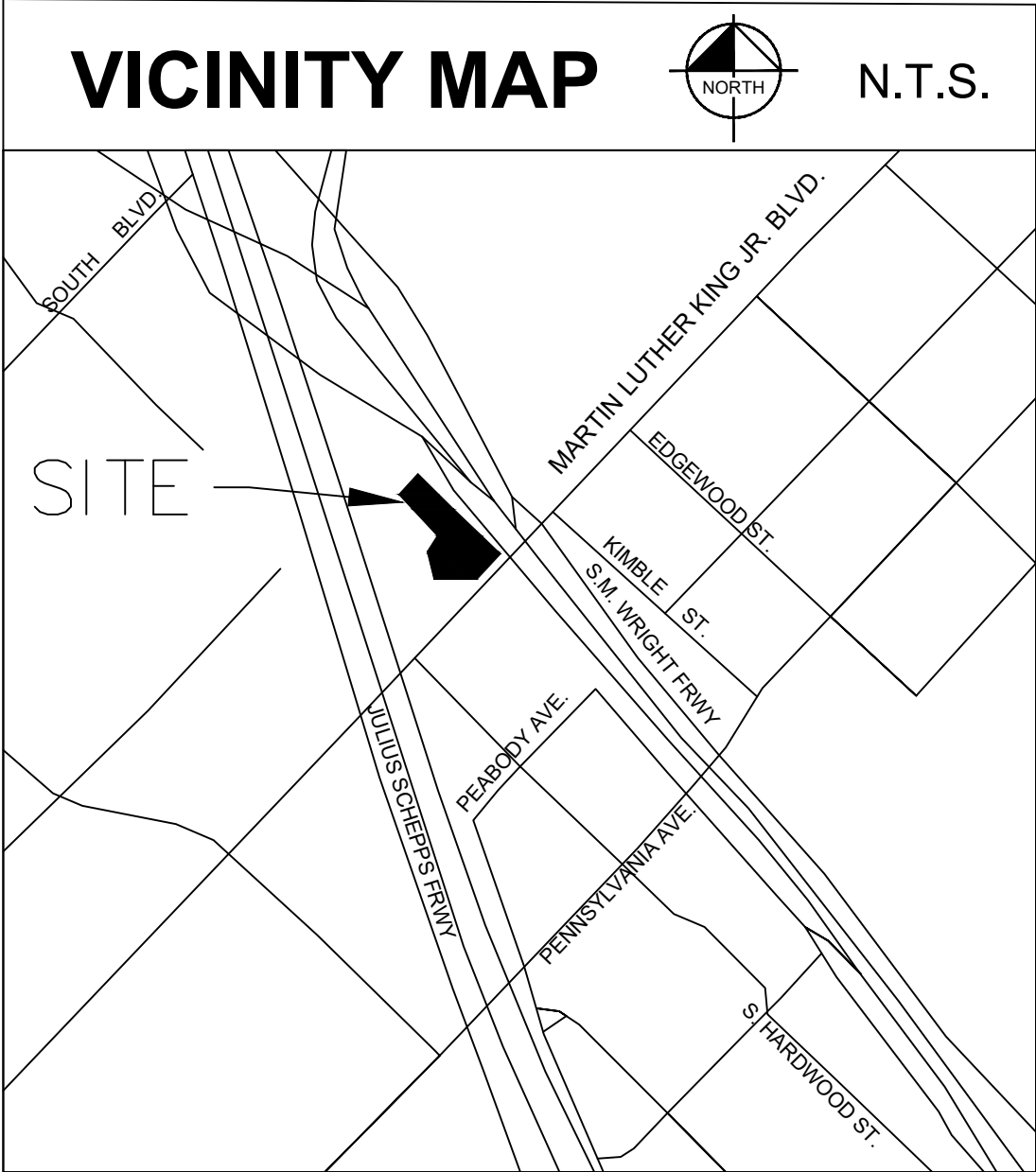


| LINE TYPE LEGEND | |
|------------------|----------------------------|
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | BUILDING LINE |
| | WATER LINE |
| | SANITARY SEWER LINE |
| | STORM SEWER LINE |
| | UNDERGROUND GAS LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND TELEPHONE LINE |
| | FENCE |
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | DENIAL OF ACCESS |

| LINE TYPE LEGEND | |
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| | BOUNDARY LINE |
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| | ASPHALT PAVEMENT |
| | DENIAL OF ACCESS |

1. The purpose of this plat is to create one lot from previously platted lots.
2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).
3. 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.
4. All drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Structure to remain, Shaded improvements within Plat boundary will be removed.
6. Property corners are 3-1/4" aluminum disks with cap stamped "KHA" unless otherwise stated.

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
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



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 1
LOT 1, BLOCK 7/1144
BEING A REPLAT OF ALL OF LOTS 6,13-14, AND
PART OF LOTS 5,11,12, AND 15, BLOCK 7/1144,
EDGEWOOD PLACE ADDITION, AND PART OF A
26.50-FOOT ALLEY
AND BEING 1.1385 ACRES OUT OF THE
MACUM MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-227
DRAINAGE & PAVING NO. _____
WASTEWATER NO. _____

| | | | | | |
|---|------------------------|--------------------------|--------------------------|---|----------------------------|
| <h1 style="text-align: center;">Kimley»»Horn</h1> | | | | | |
| 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | | | | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 | |
| FIRM # 10115500 | | | | | |
| Scale 1" = 30' | Drawn by LDV | Checked by JAD | Date Aug. 2023 | Project No. 064613100 | Sheet No. 1 OF 2 |

OWNERS CERTIFICATION
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, HAROLD AND LOIS LLC, is the owner of a tract of land situated in the Macum Main Survey, Abstract No. 995, City of Dallas Block 7/1144, Dallas County, Texas and being all of Lots 6 and 13-14 and being a part of Lots 5, 11-12, and 15, Block 7/1144, Edgewood Place Addition, an addition to the City of Dallas according to the plat recorded in Volume 106, Page 117, Map Records, Dallas County, Texas, and part of a 26.50-foot wide alley in City Block No. 7/1144, dedicated to the public by deed recorded in Volume 294, Page 414, Deed Records, Dallas County, Texas, and being all of a called 0.398 tract of land described in General Warranty Deed to Harold and Lois LLC, recorded in Instrument No. 202200236251, Official Public Records, Dallas County, Texas, and being all of a Tracts 2 and 3 described in Special Warranty Deed with Third Party Vendor's Lien to Harold and Lois LLC, recorded in Instrument No. 202200319148 of said Official Public Records, and being all of a tract of land described in Special Warranty Deed to Harold and Lois LLC, recorded in Instrument No. 202200319148 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the northeast corner of said Lot 6, in the southwest right-of-way line of 175 SM Wright (a variable width right-of-way);

THENCE with said southwest right-of-way line of 175 SM Wright and the northeast lines of said Lots 6 and 15, the following courses and distances:

South 45°35'55" East, passing at a distance of 150.00 feet, the southeast corner of said Lot 6, and continuing with said southwest right-of-way line of 175 SM Wright, over and across said 26.50-foot wide alley for a total distance of 176.50 feet, to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner in the southeast line of said 26.50-foot wide alley;
South 45°07'26" East, a distance of 95.41 feet to a TXDOT brass disk found for corner;

THENCE departing said southwest right-of-way line of 175 SM Wright, over and across said Lot 15, South 39°25'01" East, a distance of 54.99 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner at the intersection of said southwest right-of-way line of 175 SM Wright and the northwest right-of-way line of Martin Luther King Jr. Boulevard (a 120' wide right-of-way, formerly Forest Avenue, Volume 106, Page 117-M.R.D.C.T.);

THENCE with said northwest right-of-way line of Martin Luther King Jr. Boulevard, and the southeast lines of Lots 12, 13, 14 and 15, South 43°40'55" West, passing at a distance of 94.70 feet, an "X" cut in concrete found for the south corner of said Lot 14, and continuing with said northwest right-of-way line of Martin Luther King Jr. Boulevard for a total distance of 176.44 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the most easterly corner of a tract of land described in Final Judgement to the State of Texas recorded in Instrument No. 202000080358 of said Official Public Records and the south corner of said Harold and Lois LLC tract (202200236251) tract ;

THENCE departing said northwest right-of-way line of Martin Luther King Jr. Boulevard and with the northeast lines of said State of Texas tract (Instrument No. 202000080358) and the southwest lines of said Harold and Lois LLC (202200236251) tract, the following courses and distances:

North 76°57'01" West, a distance of 105.13 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner;
North 17°05'33" West, a distance of 68.21 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner in the southeast line of said 26.5-foot alley and the northwest line of said Lot 11;

THENCE with said southeast line of the 26.50-foot alley and said northwest line of Lot 11, North 43°40'55" East, a distance of 105.36 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for corner;

THENCE departing said southeast line of the 26.5-foot alley, and over and across said 26.5-foot alley and with the northeast line of a tract of land described in Deed to The State of Texas recorded in Instrument No. 202200049603 of said Official Public Records, North 45°37'03" West, a distance of 165.24 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the north corner of said The State of Texas tract (Instrument No. 202200049603) in the southeast line of a tract of land described in Deed to The State of Texas recorded in Instrument No. 202200283212 of said Official Public Records;

THENCE with said southeast line of said The State of Texas tract (Instrument No. 202200283212), North 12°56'13" West, a distance of 13.49 feet to a 3-1/4" Aluminum Disk with cap stamped "KHA" set for the most northerly corner of said The State of Texas tract (Instrument No. 202200283212) in the northwest line of said Lot 5 and the southeast line of a tract of land described in Deed to The State of Texas recorded in Instrument No. 201700265024 of said Official Public Records;

THENCE with said northwest line of Lots 5 and 6 and said southeast line of The State of Texas tract (Instrument No. 201700265024), North 43°40'55" East, a distance of 92.72 feet to the POINT OF BEGINNING and containing 49.592 square feet or 1.1385 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 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.
- Structure to remain.
- Property corners are 3-1/4" aluminum disk with cap stamped "KHA" set unless otherwise stated.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HAROLD AND LOIS LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FOREST FORWARD ADDITION 1**, 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 _____

OWNER:
HAROLD AND LOIS LLC
ADDRESS: _____
CONTACT: _____
PHONE: _____
EMAIL: _____

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

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 1
LOT 1, BLOCK 7/1144
BEING A REPLAT OF ALL OF LOTS 6,13-14, AND
PART OF LOTS 5,11,12, AND 15, BLOCK 7/1144,
EDGEWOOD PLACE ADDITION, AND PART OF A
26.50-FOOT ALLEY
AND BEING 1.1385 ACRES OUT OF THE
MACUM MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-227
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. | |
| N/A | LDV | JAD | Aug. 2023 | 064613100 | 2 OF 2 | |