LEGEND Mail Box	IE TYPE LEGEND			
TV CABLE TV BOX NEWS STAND	BOUNDARY LINE ADJACENT PROPERTY LINE EASEMENT LINE BUILDING LINE WATER LINE			
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© COMMUNICATIONS MARKER FLAG (S) SANITARY SEWER MANHOLE	UDE UNDERGROUND ELECTRIC LINE UNDERGROUND TELEPHONE LINE VX X Y CONCRETE PAVEMENT			
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TU FUEL TANK G GAS BOX G GAS HANDHOLE G GAS METER TRAFFIC BOLLARD TRAFFIC BOX		, jors		LOT 4 BLOCK 4/2017 ARMSTRONG'S BOOKER WASHINGTON ADDITION
G GAS MANHOLE ® CROSS WALK SIGNAL © GAS MARKER FLAG ® TRAFFIC HANDHOLE ∴ GAS SIGN (R) TRAFFIC MANHOLE © GAS TANK ∴ TRAFFIC MARKER SIGN		18		VOL. 1, PG. 175 M.R.D.C.T.
GAS VAULT GAS VALVE GAS WELL TRAFFIC SENSOR GAS WELL TRAFFIC SIGNAL TELEPHONE BOX TRAFFIC VAULT			S66°49'50"E 13.20'	CALLED 0.33 ACRES TRH PROPERTIES, LLC INST. NO. 20070045792 D.R.D.C.T.
 TELEPHONE HANDHOLE UNIDENTIFIED BOX TELEPHONE MANHOLE UNIDENTIFIED HANDHOLE TELEPHONE MARKER FLAG UNIDENTIFIED METER TELEPHONE MARKER SIGN UNIDENTIFIED MANHOLE TELEPHONE VAULT UNIDENTIFIED MARKER FLAG 		The state of the s	"RPLS 5587" CONCRETE SIDE WALK	CURP 150.0'
P PIPELINE BOX PIPELINE HANDHOLE PIPELINE METER UNIDENTIFIED MARKER SIGN UNIDENTIFIED POLE PIPELINE METER UNIDENTIFIED TANK P PIPELINE MANHOLE UNIDENTIFIED VAULT		Party of the control	PAVI	PHALI WEBBAWENUE ON THE WAY OF SWAW OF STANDERS OF SWAW OF SWA
PIPELINE MARKER FLAG PIPELINE MARKER SIGN TREE PIPELINE VAULT WATER BOX PIPELINE VAUVE FIRE DEPT. CONNECTION		CONCRETÉ -	CONCRETE 10')	M.R.D.C. 175 S.W.W. X 10' CORNER 139.9'
E ELECTRIC BOX		Fig. 10. In the state of the st	PAVEMENT VOI O.P	P EASEMENT L. 97241, PG. 235 P.R.D.C.T. 3' STREET EASEMENT 74009, PG. 664
© ELECTRIC MANHOLE		jot 18th	0.P.R.	
© ELECTRIC MARKER FLAG	P. O.		5' SIDEWALL VOL. 97241, D.R.D.C.T.	
ELECTRIC INDIVIDUAL INCLUDIO I	A SE THE SE		TRACY- VOL.9	, BLOCK 4/2017 WEBB ADDITION 97241, PG. 235 D.R.D.C.T.
 ® 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 Δ = CENTRAL ANGLE 	\$0, \$0.8°C	CONCRETE PAVEMENT BLOCK 7/2019 ARMSTRONG'S BOOKER	0710, PG ME 0, PG 120	SNT 184 7.
O SIGN MARQUEE/BILLBOARD O A/C UNIT B BASKET BALL GOAL D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	1	WASHINGTON ADDITION VOL. 1, PG. 175	00	
BORE LOCATION FLAG POLE P.R.D.C.T. = PLAT RECORDS OF DALLAS COUNTY, TEXAS GOUNTY, TEXAS F.K.A. = FORMERLY KNOWN AS		LOT 1, BLOCK 7/2019 0.8090 ACRES	CONCRETE OF PAYEMENT AND LOT 4	
	OT OF HELL PROCES	35,240 SQ. FT.	CONCRETE OR WAY DR. 2155 PAYEMENT PAYEMENT 149.9,	
n R	to continonist	JOHN W. SMITH SURVEY, ABSTRACT NO. 1334	BLOCK 4/2017 ARMSTRONG'S BOOKER WASHINGTON ADDITION VOL. 1, PG. 175	
N.			WIND.O.T.	•
60, 0, 73 +200,01		PIERCE M ALLMAN	5 - 6 5 5 149.91	
10, 8, 70, 13, 81, 00, 10, 10, 10, 10, 10, 10, 10, 10, 1	50.7. 3. OH	INST. NO. 201200299658 O.P.R.D.C.T.	ALLED 0.4722 ACRES 4 ALLMAN PROPERTY COMPANY NO. 2, LTD. INST. NO. 201000281342	
100, 100, 100, 100, 100, 100, 100, 100,	ASPHALT OPAVEMENT SIA" IRFC	LOT 4 TWO STORY BRICK BUILDING TOTAL STREET TOTAL STREE	O.P.R.D.C.T. LOT 6	
	5/8" IRFC 5/8" (CAS) 5/8" IRFC 5/8"		METER 2.50'X10.80' WATER EASEMENT INST. NO. 201800212261 INLET	
LOCARA CITALO CA O COME TO COM		D.R. 19, P.O. 4041 (A.D. 100)	O.P.R.D.C.T. SIDEWALK & UTILITY EASEMENT ST. NO. 201800212261 P.R.D.C.T.	
Sing of the state	S TRACT 2 CITY/OF DALLAS VOL. 70018, PG. 1221 D.R.D.G.T. 31.3		CONCRETE SIDEWALK LOT 7A, BLOCK 4/2017 HARVARD ADDITION	
ESEMPTIAL TO	# # # # # # # # # # # # # # # # # # #	10's	INST. NO. 201800212261 O.P.R.D.C.T. STREET RIGHT-OF-WAY EASEMENT F. NO. 201800212261	
	A S S S S S S S S S S S S S S S S S S S	LOT 6 PAVEMENT Signification 1.5/8" IRFC 5/8" IRFC "RPLS 5587"	R.D.C.T. 5' SIDEWALK & UTILITY EASEMENT	
· · /	/ / /==================================	D.R.D.C.T. P.O.B. ASPHAGE PAVEMENT PANEL PANEL	INST. NO. 201800212261 O.P.R.D.C.T. 5/8" IRF "STANTEC"	
		MSTRONG'S BOOKER SHINGTON ADDITION VOL. 1, PG. 175	(3 ⁸⁹ .0)	
	140.0'	D.R.D.C.T. O. D. C. CONCRETE SIDEWALK 27.5' 1/2" IRF		
GENERAL NOTES: 1. Bearings are based State Plane Coordinate System, North	Texas Central Zone 4202, North American	LOT 11		
Datum of 1983 (2011). 2. The purpose of this plat is to create one lot from a 0.8090-a		VOL. 96114, PG. 2882 & D.R.D.C.T.		
Survey, Abstract No. 1334, Dallas County, Texas, that was preval. 3. Lot to lot drainage will not be allowed without City of Dalla approval.		8 BLOCK 4/2017	\	
approval.4. All buildings and improvements on site to be removed.		ARMSTRONG'S BOOKER WASHINGTON ADDITION VOL. 1, PG. 175 D.R.D.C.T.		
FLOOD STATEMENT:				
According to Federal Emergency Management Agency's Flood Ir Dallas County, Texas and incorporated areas, dated July 7, 2014, this		OWNER:		
Zone X (unshaded) defined as "Areas determined to be outside the C If this site is not within an identified special flood hazard area, the	·	ABA FAMILY TRUST, BY ALLIE BETH ALLMAN, TRUSTEE; ALLMAN PROPERTY CO., NO. 2, LTD., BY ALLMAN MANAGEMENT COMPANY, LLC, ITS GENERAL PARTNER, BY ALLIE BETH ALLMAN,		
property and/or the structures thereon will be free from flooding or floods can and will occur and flood heights may be increased by statement shall not create liability on the part of the surveyor.	flood damage. On rare occasions, greater	MANAGER; AND ALLMAN PROPERTY CO., NO. 3, LTD., BY ALLMAN MANAGEMENT COMPANY, LLC, ITS GENERAL PARTNER, BY ALLIE BETH ALLMAN,	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.	SURVEYOR: KIMLEY-HORN AND ASSOC., INC.
		MANAGER 4242 LOMO ALTO DR. DALLAS, TEXAS 75219	2500 PACIFIC AVE., SUITE 1100, DALLAS, TEXAS 75226 CONTACT: ASHLEY JOHNSON, P.E.	2500 PACIFIC AVE., SUITE 1100, DALLAS, TEXAS 75226 CONTACT: J. ANDY DOBBS, R.P.L.S.
		CONTACT: ALLIE BETH ALLMAN PHONE: 214-354-1099	PHONE: (469) 718-8849 EMAIL: ASHLEY.JOHNSON@KIMLEY-HORN.COM	PHONE: (469) 718-8849

OWNER CERTIFICATE

WHEREAS ALLMAN PROPERTY COMPANY #3 AND PIERCE M. ALLMAN are the owners of a tract of land situated in the John W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 7/2019 and being all of Lots 1-4, Block 7/2019, Armstrong's Booker Washington Addition, an addition to the City of Dallas, recorded in Volume 1, Page 175, Map Records, Dallas County, Texas, and being all of a called 0.0782 acre tract of land described in General Warranty Deed to Allman Property Company #3, Deed Records, Dallas County, Texas, and being all of a called 0.7157 acre tract described in General Warranty Deed to Pierce M. Allman, recorded in Instrument No. 201200299658, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "RPLS 5587" found for the south corner of said 0.7157 acre tract and the south corner of said Lot 4, at the intersection of the northwest right-of-way line of Tracy Street (formerly known as Taylor Street, 40-foot right-of-way, Vol. 1, Page 175 of said Map Records) and the northeast right-of-way line of Harvard Avenue (60-foot right-of-way, Volume 70018, Page 122, Deed Records, Dallas County

THENCE with said northeast right-of-way line of Harvard Avenue and with the southwest line of said 0.7157 acre tract and the southwest line of said Lot 4, North 66°49'50" West, a distance of 163.00 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for the west corner of said 0.7157 acre tract and the west corner of said Lot 4 and the south corner of a tract of land described in Donative Deed without Warranty to City of Dallas, recorded in Volume 93242, Page 7360 of said Deed Records;

THENCE departing said northeast right-of-way line of Harvard Avenue, with the southeast line of said City of Dallas tract and the northwest lines of said Lots 1-4 and the northwest lines of said 0.7157 acre tract and said 0.0782 acre tract, North 43°42'01" East, a distance of 427.13 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for the north corner of said 0.0782 acre tract;

THENCE with the northeast line of said 0.0782 acre tract and the northeast line of said Lot 1, South 66°49'50" East, a distance of 13.20 feet to an "X" cut in concrete found for the east corner of said 0.0782 acre tract and the east corner of said Lot 1, in said northwest right-of-way line of Tracy Street;

THENCE with said northwest right-of-way line of Tracy Street and the southeast lines of said Lots 1-4 and the southeast lines of said 0.7157 acre tract and said 0.0782 acre tract, South 23°10'10" West, a distance of 400.00 feet to the POINT OF BEGINNING and containing 35,240 square feet or 0.8090 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALLMAN PROPERTY COMPANY #3 and PIERCE M. ALLMAN, does hereby adopt this plat, designating the herein described property as ARMSTRONG'S BOOKER WASHINGTON 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 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:
STATE 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, 20
Notary Public in and for the State of
WITNESS, my hand at Dallas, Texas, this the day of, 20
By:
Name:
STATE 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, 20

SURVEYOR'S CERTIFICATE

STATE OF _____

Notary Public in and for the State of _

Notary Public in and for the State of _

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

THIS DOCUMENT SHALL

NOT BE RECORDED FOR

ANY PURPOSE AND

SHALL NOT BE USED OR

VIEWED OR RELIED

UPON AS A FINAL

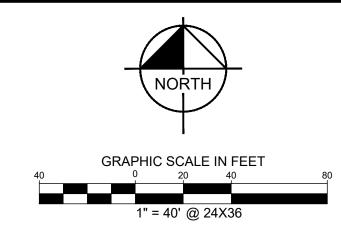
SURVEY DOCUMENT

Dated this the ____ day of _

J. Andy Dobbs Registered Professional Land Surveyor No. 6196 Kimley-Horn and Associates, Inc. 2500 Pacific Ave., Suite 1100 Dallas, Texas 75226 (469) 718-8849 andy.dobbs@kimley-horn.com

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 _	, 20



VICINITY MAP	NORTH	N.T.S.
PRINCETON W 50	ONGVIEW	
DARTMOUTH C	McCOMMA	S
/	MORNIN	GSIDE
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PLACE COUNTY RECORDING LABEL HEERE
CERTIFICATE OF APPROVAL Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson the City Plan Commission of the City of Dallas, State of exas, hereby certify that the attached plat was duly filed for proval with the City Plan Commission of the City of Dallas the day of A.D and same was duly approved on the day A.D. 20 by said Commission.
Chairperson or Vice Chairperson City Plan Commission Dallas, Texas
Secretary

PRELIMINARY PLAT LOT 1, BLOCK 7/2019 **ARMSTRONG'S BOOKER WASHINGTON ADDITION**

ALL OF LOTS 1-4, BLOCK 7/2019 ARMSTRONG'S BOOKER WASHINGTON ADDITION AND BEING 0.8090 ACRES OUT OF THE JOHN W. SMITH SURVEY, ABSTRACT NO. 1334 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-014 WASTEWATER NO. ____-_

PAVING AND DRAINAGE NO.

Kimley»Horn						
2500 Pacific A Dallas, Texas	venue, Suite 110 75226		RM # 10115500	Tel. No. (4	69) 718-88	
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No	
1" = 40'	LDV	JAD	Oct. 2024	060018800	1 OF 1	