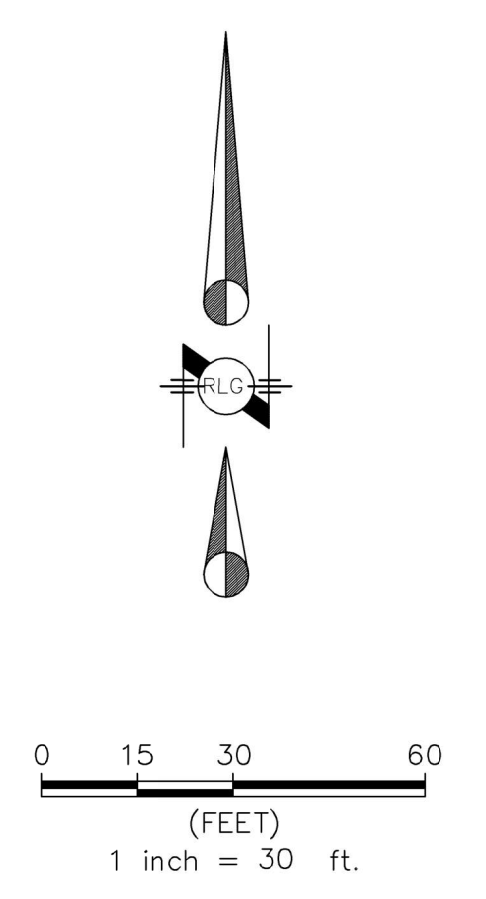
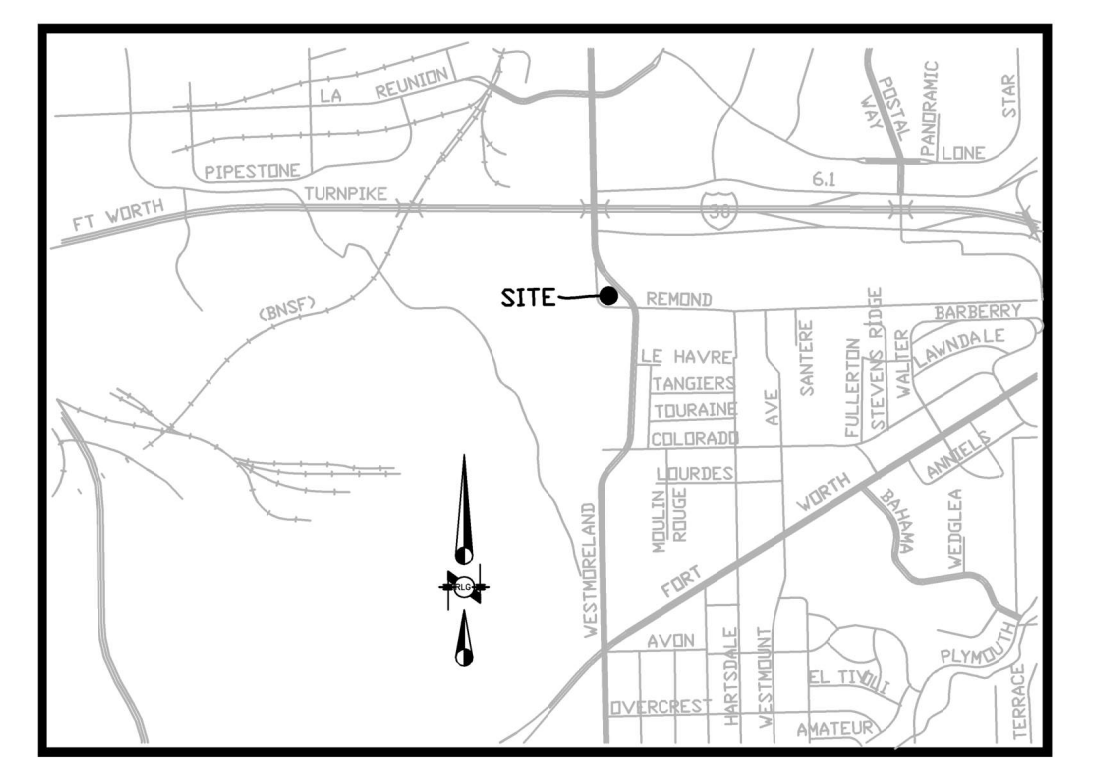


- NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
 2. CONTROLLING MONUMENTS: AS SHOWN
 3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. STRUCTURES TO REMAIN.
 5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE UNPLATTED TRACT.



LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	WATER LINE
---	FENCE LINE	---	UNDERGROUND FIBER OPTIC LINE
---	LIGHT STANDARD	---	EXISTING SPOT ELEVATION
---	LIGHT BOLLARD	---	CONTROLLING MONUMENT
---	BOLLARD	---	MAP RECORDS, DALLAS COUNTY, TX
---	WATER VALVE	---	DEED RECORDS, DALLAS COUNTY, TX
---	WATER METER	---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	FIRE HYDRANT	---	INSTRUMENT NUMBER
---	STAND PIPE	---	VOLUME, PAGE
---	CLEAN OUT	---	ROOF DRAIN
---	IRRIGATION BOX	---	PULL BOX
---	TELEPHONE PEDESTAL	---	PULL BOX ELECTRIC
---	POWER POLE	---	PULL BOX TELEPHONE
---	POWER POLE WITH U/G CONDUIT	---	PULL BOX FIBER OPTIC
---	GUY WIRE	---	OREPE MYRTLE
---	SION	---	TREE
---	SAWTOOTH SEWER MANHOLE	---	ELECTRIC BOX
---	GAS MANHOLE	---	ELECTRIC METER
---	TELEPHONE MANHOLE	---	TRAFFIC SIGNAL
---	ELECTRIC MANHOLE	---	TRAFFIC SIGNAL BOX
---	FIBER OPTIC MANHOLE	---	STAND PIPE
---	COMMUNICATIONS MANHOLE	---	

PRELIMINARY PLAT
 OF
HCA2 ADDITION
LOT 1, BLOCK 6160
 J.C. REED SURVEY, ABSTRACT NO. 1186
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-019
 ENGINEERING NO. 3117-
 SCALE: 1" = 30' DATE: 05/19/2023

OWNER:
DALLAS METRO CARE SERVICES
 1330 RIVERBEND DRIVE, STE. 820
 DALLAS, TX. 75247
 214-739-8100
 rlg@rlginc.com
 TX PE REC #4-489
 TBPELS REG #100341-00

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX. 75243
 214-739-8100
 rlg@rlginc.com
 TX PE REC #4-489
 TBPELS REG #100341-00

SHEET 1 OF 2

FIELD NOTES:

WHEREAS Dallas County Mental Health and Mental Retardation Center d/b/a Dallas Metrocare Services, A Community Mental Health and Intellectual Disability Center Established and Operating Under Subchapter 4, Chapter 534 of Texas Health & Safety Code is the owner of a 64,329 square foot (1.4768 acre) tract of land situated in the J.C. Reed Survey, Abstract No. 1186, City of Dallas, Dallas County, Texas, being all of a called 1.4768 acre tract of land described in a Special Warranty Deed recorded in Instrument Number 202200140052, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of the west right-of-way line Westmoreland Road (a 100-foot right-of-way) and the northerly right-of-way line of Remond Drive (a variable width right-of-way), for the most easterly southeast corner of said 1.4768 acre tract;

THENCE along the common line between said 1.4768 acre tract and said Remond Drive, the following bearings and distances:

South 65°27'19" West, a distance of 9.52 feet to a point from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears North 84°13'55" East, a distance of 0.20 feet;

North 87°53'04" West, a distance of 16.50 feet to a point from which a 1/2" iron rod found bears North 68°28'46" East, a distance of 0.41 feet;

South 02°07'04" West, a distance of 10.06 feet to a point;

North 87°51'14" West, a distance of 249.42 feet to a point from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 31°33'47" East, a distance of 0.38 feet;

North 45°44'23" West, a distance of 70.30 feet to a point from which a 5/8" iron rod bears South 00°08'33" West, a distance of 0.42 feet;

North 00°21'22" West, a distance of 174.73 feet to a point for the beginning of a non-tangent curve to the right, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 25°16'03" West, a distance of 0.49 feet;

In a northeasterly direction along said non-tangent curve to the right, whose chord bears North 72°11'29" East for a distance of 3.52 feet, having a radius of 16.91 feet, a central angle of 11°56'33", and an arc length of 3.52 feet to a point at the end of said non-tangent curve to the left and for the beginning of a non-tangent curve to the left, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 22°19'34" West, a distance of 0.49 feet;

In a northwesterly direction along said non-tangent curve to the left, whose chord bears North 02°20'08" West for a distance of 98.24 feet, having a radius of 50.00 feet, a central angle of 158°23'25", and an arc length of 138.23 feet to a point at the end of said non-tangent curve to the right, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 36°02'28" West, a distance of 0.51 feet;

North 00°22'39" West, a distance of 60.96 feet to a point for the northwest corner of said 1.4768 acre tract, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 43°15'00" West, a distance of 0.57 feet and from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears North 63°53'07" East, a distance of 0.87 feet;

THENCE South 89°46'09" East, along the north line of said 1.4768 acre tract, a distance of 13.98 feet to a point for the beginning of non-tangent curve to the left, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 43°38'31" West, a distance of 0.65 feet;

THENCE along the common line between said 1.4768 acre tract and said Westmoreland Road, the following bearings and distances:

In a southeasterly direction along said non-tangent curve to the left, whose chord bears South 40°02'31" East for a distance of 225.74 feet, having a radius of 624.52 feet, a central angle of 20°49'29", and an arc length of 226.99 feet to a point at the end of said non-tangent curve to the left, from which a 1" iron pipe filled with concrete bears South 07°58'45" East, a distance of 0.43 feet;

South 50°28'06" East, a distance of 32.38 feet to a 1/2" iron rod with orange plastic cap stamped "Piburn Partners" found, for the beginning of a non-tangent curve to the right;

In a southeasterly direction along said non-tangent curve to the right, whose chord bears South 37°30'09" East for a distance of 235.00 feet, having a radius of 523.53 feet, a central angle of 25°56'24", and an arc length of 237.02 feet to the end of said non-tangent curve to the right for the POINT OF BEGINNING, containing a gross area of 64,329 square feet or 1.4768 acres of land, more or less.

SAVE AND EXCEPT the following tract of land:

WHEREAS Crown Communication Inc. is the owner of a 9,767 square foot (0.2242 acre) tract of land situated in the J.C. Reed Survey, Abstract No. 1186, City of Dallas, Dallas County, Texas, described in a General Warranty Deed recorded in Volume 2000250 Page 938, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the east right-of-way line of said Remond Drive for the northerly southwest corner of said 1.4768 acre tract, from which a found 5/8" iron rod found bears South 00°08'33" West, a distance of 0.42 feet;

THENCE over and across said 1.4768 acre tract, the following bearings and distances:

North 45°33'11" East, a distance of 68.84 feet to the POINT OF BEGINNING;

North 00°34'15" West, a distance of 170.11 feet to a point for corner;

North 89°25'45" East, a distance of 12.84 feet to a point for corner;

South 56°49'17" East, a distance of 60.25 feet to a point for corner;

South 01°43'32" East, a distance of 82.65 feet to a point for corner;

South 89°50'14" West, a distance of 5.04 feet to a point for corner;

South 00°12'01" East, a distance of 54.80 feet to a point for corner;

North 89°50'11" West, a distance of 59.21 feet to the POINT OF BEGINNING containing 9,767 square feet or 0.2242 acres of land, resulting in a net area of 54,562 square feet or 1.2526 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER D/B/A DALLAS METROCARE SERVICES, A COMMUNITY MENTAL HEALTH AND INTELLECTUAL DISABILITY CENTER ESTABLISHED AND OPERATING UNDER SUBCHAPTER A, CHAPTER 534 OF TEXAS HEALTH & SAFETY CODE, acting by and through its duly authorized agent, KEVIN BOYD, does hereby adopt this plat, designating the herein described property as HCA2 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 _____, 2023.

DALLAS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER D/B/A DALLAS METROCARE SERVICES, A COMMUNITY MENTAL HEALTH AND INTELLECTUAL DISABILITY CENTER ESTABLISHED AND OPERATING UNDER SUBCHAPTER A, CHAPTER 534 OF TEXAS HEALTH & SAFETY CODE

By: _____
Kevin Boyd, Director of real estate & facilities

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared KEVIN BOYD, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 _____, 2023.

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.

Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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
OF
HCA2 ADDITION
LOT 1, BLOCK 6160
J.C. REED SURVEY, ABSTRACT NO. 1186
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-019
ENGINEERING NO. 311T-____

SCALE: 1" = 30' DATE: 05/19/2023

OWNER:	DALLAS METROCARE SERVICES 1330 RIVERBEND DRIVE, STE. 820 DALLAS, TX. 75247 214-743-1200 KEVIN BOYD	SURVEYOR:	RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214-739-8100 rlg@rlginc.com TX PE REG #1-489 TBPELS REG #100341-00	SHEET	2 OF 2			
RECORDED	INST#	-	JOB NO.	2313.048.100	E-FILE	2313.048.100PP	DWG NO.	28,289W