

LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LEFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	W.C. 3/4" IRON ROD W/ "NMA" CAP SET
ELECTRIC TRANSFORMER	IRON ROD WITH CAP FOUND
ELECTRIC VAULT	PKS PK NAIL SET
HANDICAPPED PARKING	PKS PK NAIL FOUND
PARKING METER	IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
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	
SIGN	
MARQUEE/BILLBOARD	
AC UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

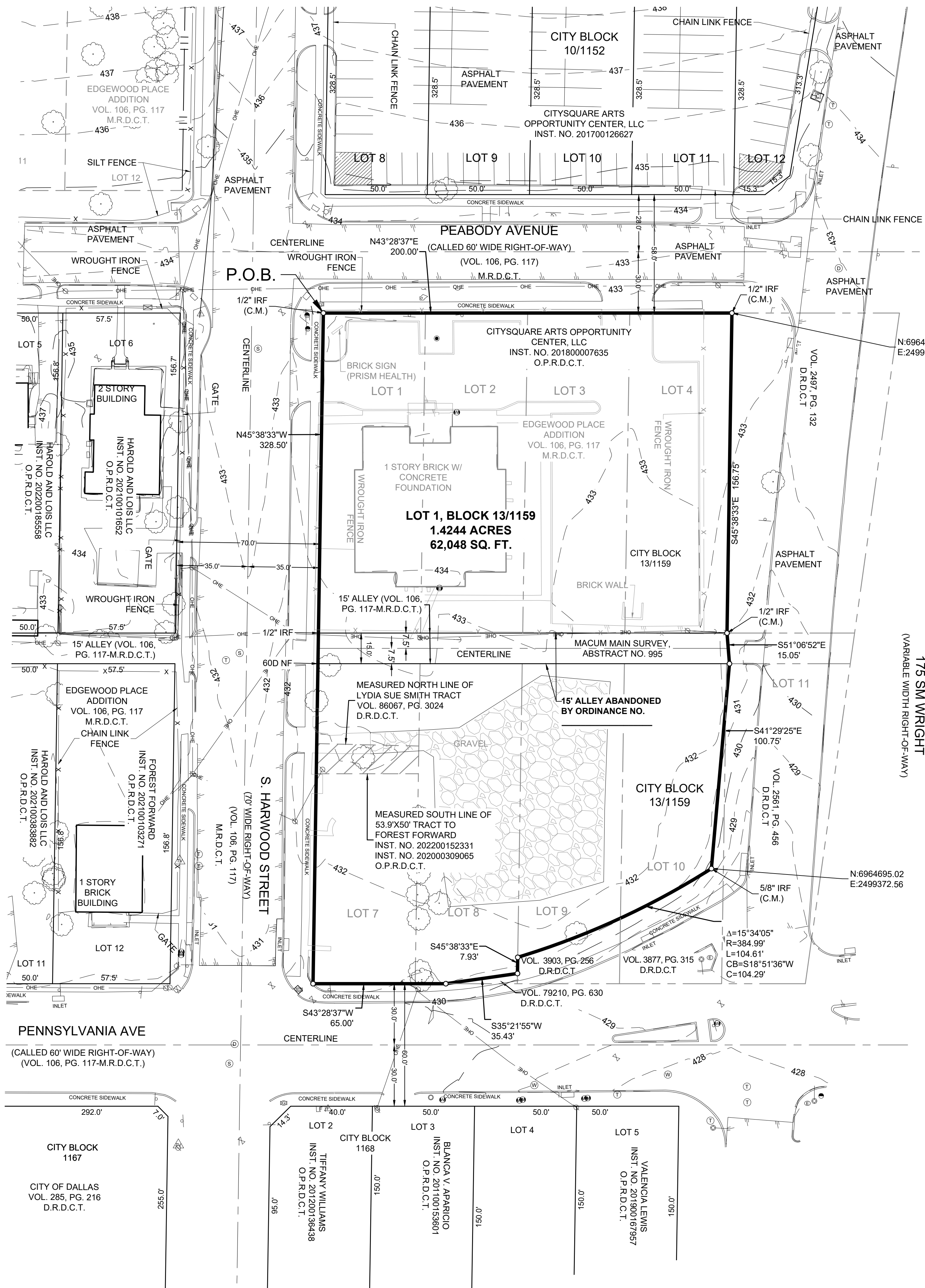
LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
DENIAL OF ACCESS	DENIAL OF ACCESS

LEGEND

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
IPF = IRON PIPE FOUND
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

GENERAL NOTES:

- The purpose of this plat is to create one lot from previously plated 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.
- All structures are to be removed.
- All corners are a 3-1/4" aluminum disk with cap stamped "KHA" cap set unless otherwise noted.



OWNER:
CITY SQUARE ARTS OPPORTUNITY
CENTER, LL C
ADDRESS:
CONTACT:
PHONE:
EMAIL:

OWNER:
LYDIA SUE SMITH
ADDRESS:
CONTACT:
PHONE:
EMAIL:

OWNER/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.Cozaad@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 3
LOT 1, BLOCK 13/1159
BEING REPLAT OF ALL OF LOTS 1-4, 7 AND
PART OF LOTS 8-11, AND PART OF A 15 FOOT
ALLEY, BLOCK 13/1159, EDGEWOOD PLACE
ADDITION,
AND BEING 1.4244 ACRES OUT OF THE
MACUM MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-225
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 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, FOREST FORWARD, CITY SQUARE ARTS OPPORTUNITY CENTER, LLC, AND LYDIA SUE SMITH are the owners of a tract of land situated in the Macum Main Survey, Abstract No. 995, City of Dallas Block 13/1159, Dallas County, Texas and being all of Lots 1,2,3,4, and 7 and part of Lots 8,9,10, and 11, Block 13/1159, 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 being all of the land described in Special Warranty Deed to CitySquare Arts Opportunity Center, LLC, recorded in Instrument No. 201800007635; Official Public Records, Dallas County, Texas and being all of the land described in Correction to the General Warranty Deed to Forest Forward, recorded in Instrument No. 202200152331 of said Official Public Records, and being all of the land described in Warranty Deed to Lydia Sue Smith, recorded in Volume 86067, Page 3024, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the most westerly corner of said Lot 1, at the intersection of the southeast right-of-way line of Peabody Avenue (a 60' wide right-of-way, Vol. 106, Pg. 117-M.R.D.C.T.) and the northeast right-of-way line of South Harwood Street (a 70' wide right-of-way, Vol. 106, Pg. 117-M.R.D.C.T.);

THENCE with said southeast right-of-way line of Peabody Avenue, North 43°28'37" East, a distance of 200.00 feet to a 1/2" iron rod found for the north corner of said Lot 4, in the southwest right-of-way line of 175 SM Wright (a variable width right-of-way);

THENCE departing said southeast right-of-way line of Peabody Avenue and with said southwest right-of-way line of 175 SM Wright, the following courses and distances:

South 45°38'33" East, a distance of 156.75 feet to a 1/2" iron rod found for the east corner of said Lot 4;
South 51°06'52" East, a distance of 15.05 feet to a 3-1/4" aluminum disk with cap stamped "KHA" set for corner;
South 41°29'25" East, a distance of 100.75 feet to a 5/8" iron rod found at the intersection of said southwest right-of-way line of 175 SM Wright and the northwest right-of-way line of Pennsylvania Avenue (a 60' wide right-of-way) and being the beginning of a non-tangent curve to the right with a radius of 384.99 feet, a central angle of 15°34'05", and a chord bearing and distance of South 18°51'36" West, 104.29 feet;

THENCE departing said southwest right-of-way line of 175 SM Wright and with said northwest right-of-way line of Pennsylvania Avenue, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 104.61 feet to a 3-1/4" aluminum disk with cap stamped "KHA" set for corner;
South 45°38'33" East, a distance of 7.93 feet to a 3-1/4" aluminum disk with cap stamped "KHA" set for corner;
South 35°21'55" West, a distance of 35.43 feet to a 3-1/4" aluminum disk with cap stamped "KHA" set for corner;
South 43°28'37" West, a distance of 65.00 feet to a 3-1/4" aluminum disk with cap stamped "KHA" set for corner in the intersection of said northwest right-of-way line of Pennsylvania and said northeast right-of-way line of South Harwood Street;

THENCE departing said northwest right-of-way line of Pennsylvania and with said northeast right-of-way line of South Harwood Street, North 45°38'33" West, a distance of 328.50 feet to the POINT OF BEGINNING and containing 62,048 square feet or 1.4244 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FOREST FORWARD, CITY SQUARE ARTS OPPORTUNITY CENTER, LLC, AND LYDIA SUE SMITH, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as FOREST FORWARD ADDITION 3, 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 _____
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 _____

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:
CITY SQUARE ARTS OPPORTUNITY
CENTER, LL C
ADDRESS: _____
CONTACT: _____
PHONE: _____
EMAIL: _____

OWNER:
LYDIA SUE SMITH
ADDRESS: _____
CONTACT: _____
PHONE: _____
EMAIL: _____

OWNER/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 3
LOT 1, BLOCK 13/1159
BEING REPLAT OF ALL OF LOTS 1-4, 7 AND
PART OF LOTS 8-11, AND PART OF A 15 FOOT
ALLEY, BLOCK 13/1159, EDGEWOOD PLACE
ADDITION,
AND BEING 1.4244 ACRES OUT OF THE
MACUM MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-225
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 1" = ##'	Drawn by LDV	Checked by JAD	Date Aug. 2023	Project No. 064613100	Sheet No. 2 OF 2

DWG NAME: K:\DWG_SURVEY\064613100-FOREST THEATRE\DWG064613100-FOREST THEATRE.PLT PLOTTED BY: VALDEZ, LEONARDO 9/10/2023 3:34 PM LAST SAVED: 9/10/2023 3:34 PM