



GENERAL NOTES

1. Bearings are based on the southwest line of Lot 1B, Block 4/1354, Martin Luther King, Jr. Station bearing South 48 degrees 18 minutes 26 seconds East.
2. Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
3. The purpose of this plat is to correct the property line to reflect current property ownership.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. Existing buildings to be remain.

LEGEND

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- Sq. ft. SQUARE FEET
- AMS 3-1/4" ALUMINUM DISK STAMPED "MARTIN LUTHER KING, JR STATION NO. 2, GSES, INC., TX RPLS 4804"

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	3°30'40"	89.7'	25.3'	49.34'	48.72'	N 14°37'02" W

LINE TABLE

LINE	DISTANCE	BEARING
L1	6.10'	N 48°19'21" W
L2	6.60'	N 40°51'56" E
L3	11.87'	N 48°26'39" W
L4	9.85'	N 40°46'27" E
L5	10.18'	S 41°40'20" W
L6	12.67'	N 48°26'39" W
L7	9.80'	S 40°29'55" W
L8	21.65'	N 48°26'39" W
L9	4.21'	N 42°40'45" E

SHEET 1 OF 2
PRELIMINARY PLAT

**MARTIN LUTHER KING, JR. STATION REVISED
LOT 1B-R, BLOCK 4/1354**

PART OF LOT 1B, BLOCK 4/1354
MARTIN LUTHER KING, JR. STATION
INSTRUMENT NO. 201000126170, O.P.R.D.C.T.
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-146
ENGINEERING NO. DP24-XXXX

OWNER:
DALLAS AREA RAPID TRANSIT
SOUTHEAST CORRIDOR
1401 PACIFIC AVENUE
DALLAS, TEXAS 75202

ENGINEER - SURVEYOR:
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ENGINEERS & SURVEYORS, INC.
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Richardson, Texas 75082
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Gonzalez & Schneeberg
engineers & surveyors
TX ENGINEERING FIRM REG. NO. F-3376

801 East Campbell Road
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TX SURVEYING FIRM REG. NO. 100752-00

SCALE 1" = 40'
DATE JUNE, 2024
PROJ. NO. 7543-24-05-10
DWG. NO. 7543 pre-plat MLK.dwg

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