



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION LOT 2R
0.773 Acres

BEING a tract of land situated in the Marcus Main Survey, Abstract No. 995, Dallas County, Texas, and being Lots 12, 17, 18, 19 of Block 9/1149 in the Chestnut Hill Addition, An Addition to the City of Dallas recorded in Volume 95, Page 588, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said Lot 17 in Block 9/1149 in the Chestnut Hill Addition, An Addition to the City of Dallas and the south line Martin Luther King, Jr. Blvd (Variable width) and the west line of Colonial Avenue (Variable width) deeded to 1632 MLK LLC, recorded in Instrument Number 202000280354 in the Official Public Records of Dallas County, Texas;

- THENCE South 45°26'40" East, along the said west line of Colonial Avenue, a distance of 162.00 feet;
- THENCE South 44°33'20" West, a distance of 150.00 feet;
- THENCE North 46°17'58" West, a distance of 50.03 feet;
- THENCE South 44°28'32" West, a distance of 15.00 feet;
- THENCE South 44°51'40" East, a distance of 42.14 feet to a found 1/2" iron rod in the west line of a 15 feet Public Alley;
- THENCE South 44°33'20" West, along the said Public Alley, a distance of 49.56 feet;
- THENCE North 45°26'40" West, a distance of 154.14 feet to the said south line of Martin Luther King, Jr. Blvd;
- THENCE North 44°33'20" East, along the said south line of Martin Luther King, Jr. Blvd, a distance of 215.00 feet to the POINT OF BEGINNING and enclosing 0.773 acres (33680.496 square feet) of land, more or less.

SURVEYORS CERTIFICATE:

I, _____ am a registered professional land surveyor (RPLS) in the State of Texas and have been hired to provide land surveying and platting services for the property described above. The scope of my services includes familiarity with the referenced State and Local Platting Regulations and Development Codes, the City of Dallas Survey Checklist, and knowledge of how to research County and City records, including deeds and easements. I understand that the quality of my plat submittal(s) will directly impact the amount of time required for City staff to review my work. I understand that the City is a review agency only and that I am the one responsible for researching, documenting, and creating the plat. I understand that the City will copy all comments and reviews of my work to the owner listed above. I understand that if I substantially fail to comply with the City's checklist then the City will return my submittal without completing a review and will expect me to comply with the checklist before resubmitting the plat for review which may delay the plat review process. I understand that City Staff will be available to reasonably assist with any questions I may have.

Our signatures below attest that we have read and understand the referenced City Code Section 51A-8 regarding Plat Regulations and are in mutual agreement with this Platting Memo of Understanding.

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

Owner signature and date _____ Surveyor signature and date _____
 Owner printed name _____ Surveyor printed name _____
 Contact phone number _____ Contact phone number _____
 Contact E-mail _____ Contact E-mail _____

GENERAL NOTES

1. Bearings based on GPS observations: Texas State Plane Coordinates, North Central Zone 4202, NAD83-US.
2. No evidence of recent earth moving work, building construction, or building additions were observed at the time the fieldwork was completed.
3. This survey was performed by CTLS.
4. Benchmark Mag Nail, Elevation = 430.08 feet, N: 6963658.5765 E: 2496547.2818
Benchmark found in the East side of Pennsylvania Avenue, 110.7' Northeast from a manhole in the center of Pennsylvania Avenue, 140' from the East side of a curb on Pennsylvania Avenue, 477.7' Northeast from the corner of Holmes St.
5. The purpose of this plat is to create 1 lot from lots in Block 9/1149 Chestnut Hill Addition, An Addition to the City of Dallas and to abandon the alley.

OWNERS DEDICATION:

I, _____ am the owner of the property roughly located at _____ I am making application to plat this property for the general purpose of _____. To accomplish this purpose, I must employ the services of a knowledgeable professional surveyor licensed in the State of Texas. The surveyor will be responsible to certify, with their professional surveyor seal, on the owner's behalf and to the City's satisfaction that the submitted plat meets the referenced State and City standards and requirements for platting. Therefore, I have hired the services of _____ I understand that a plat establishes a legal building site and is generally required before a building permit or certificate of occupancy can be issued. I understand that platting generally occurs in two main steps, first the submittal of a Preliminary Plat, and second the recording of an approved Final Plat at the County Recording office. Once a Preliminary Plat is submitted and accepted by the City for review, it must be acted upon by the City Plan Commission (CPC) within 30 days. Generally, the CPC will approve a preliminary plat with a list of conditions that must be met prior to the approval of a Final Plat for recording. Up to five years may be allowed to meet the conditions of a major Final Plat approval and two years for a minor. I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVING AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY. Furthermore, I understand that I will not be able to obtain a Building Permit or a Certificate of Occupancy until these improvements are complete and accepted by the City. I understand that a surety in the form of a bond or cash deposit will be required by the City to release a Final Plat for recording prior to the acceptance of any required improvements.

STATE OF TEXAS _____
COUNTY OF _____

BEFORE me, the undersigned, a Notary Public in and for said County and State, 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/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024

Notary Public in and for Dallas County

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2024

BY: _____ (Owner)

STATE OF TEXAS _____
COUNTY OF _____

BEFORE me, the undersigned, a Notary Public in and for said County and State, 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/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024

Notary Public in and for Dallas County

STATE OF TEXAS _____
COUNTY OF _____

BEFORE me, the undersigned, a Notary Public in and for said County and State, 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/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024

Notary Public for and in for the State of Texas

My commission expires: _____

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 (CPC) 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

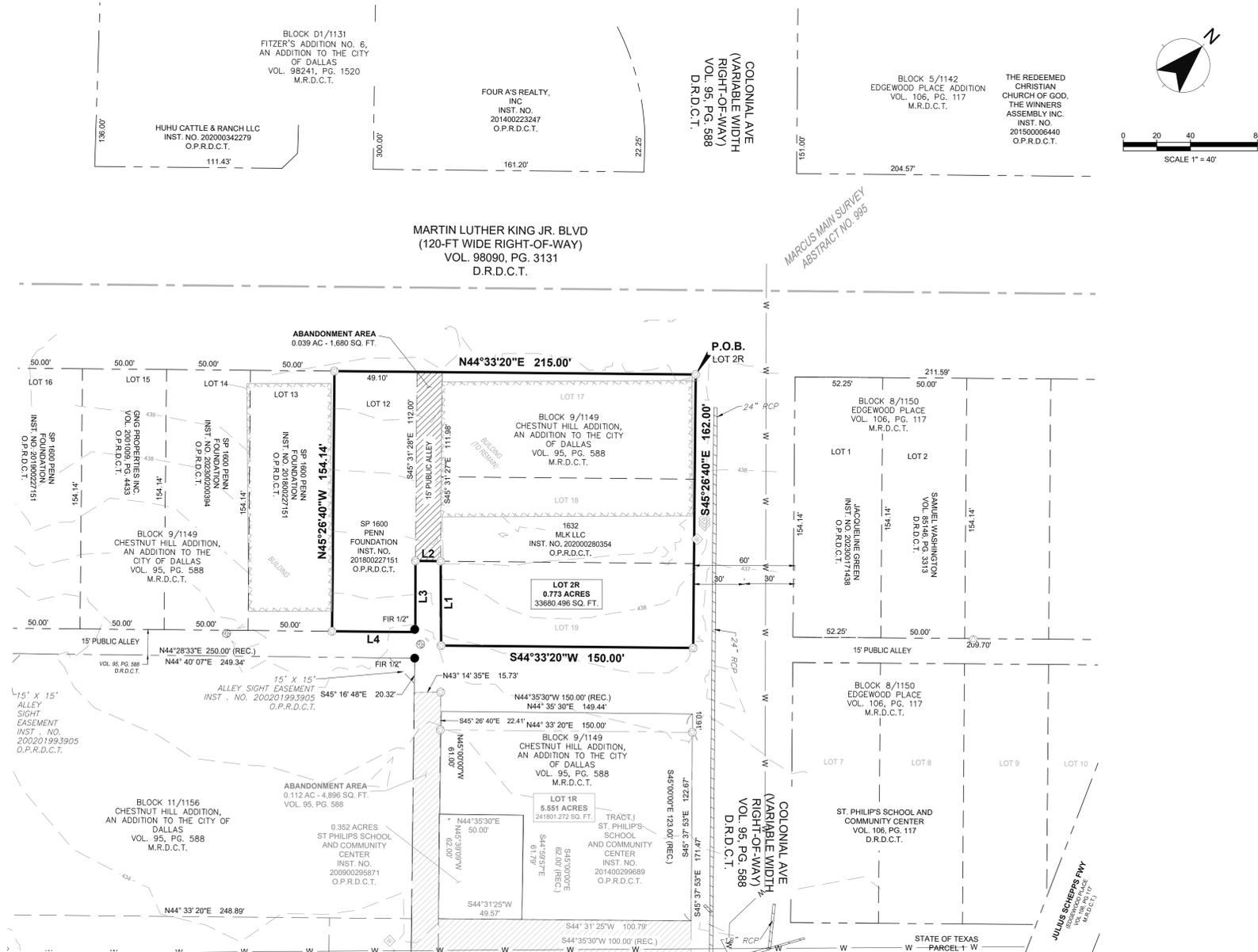
**PRELIMINARY PLAT
ST. PHILIP'S SCHOOL AND
COMMUNITY CENTER
LOT 2R**

BEING 0.773 ACRES IN LOT 2R FROM BLOCK 9/1149 CHESTNUT HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS (VOL. 95, PG. 588, M.R.D.C.T.) in the Marcus Main Survey, Abstract No. 995 City of Dallas, Dallas County, Texas
S# 245 -161

<p>3501 OLYMPUS BLVD., SUITE 100 DALLAS, TEXAS 75019 PHONE: (469) 899-0536 WWW.KFM-LLC.COM TBP# E: F-20821 TBP# S: 10194934</p>	<p>PROJECT #: 010130.001 DRAWN BY: RS REVIEW BY: RM DATE: 04/25/2025 SHEET: 1 OF 1</p>																		
	<p>CLIENT: N/A S#: 245-161 GF #: N/A EFF. DATE: N/A</p>																		
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<p style="color: red; transform: rotate(-45deg); font-weight: bold;">PRELIMINARY FOR REVIEW PURPOSES ONLY</p>																			

OWNER
ST. PHILIP'S SCHOOL AND
COMMUNITY CENTER
1600 PENNSYLVANIA AVE
DALLAS, TEXAS 75215

ENGINEER/SURVEYOR
KFM
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
www.kfm-llc.com



LEGEND / ABBREVIATIONS

- ADJOINER LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- OLD LOT LINES
- CENTERLINE OF ROAD
- WATER LINE
- IRON ROD FOUND
- ALUMINUM DISK SET
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DALLAS COUNTY, TEXAS
- M.R.D.C.T. DALLAS COUNTY, TEXAS
- FIR IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- (REC.) RECORD
- VOL. PG. VOLUME, PAGE
- BUILDINGS
- SANITARY SEWER
- CLEANOUT
- WATER METER

LINE TABLE

LINE #	BEARING	LENGTH
L1	N46° 17' 58" W	50.03
L2	S44° 28' 32" W	15.00
L3	S45° 51' 40" E	42.14
L4	S44° 33' 20" W	49.56