

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Dallas Area Rapid Transit is the owner of a 4.451 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas and being part of Lot 1B, Block 4/1354, Martin Luther King, Jr., Station, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 201000126170, Official Public Records, Dallas County, Texas; said 4.451 acre tract also being all of that tract of land conveyed to Dallas Area Rapid Transit by deed recorded in Volume 2002007, Page 8707, Deed Records, Dallas County, Texas; said 4.451 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the northern most north corner of said Lot 1B, Block 4/1354; said point also being the east corner of Lot 1B, Block 3/1354, Harper's Fourth Avenue Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2, Page 164, Deed Records, Dallas County, Texas; said point also being on the southwest right-of-way line of J.B. Jackson Jr., Boulevard (previously Fourth Avenue) (50 feet wide);

THENCE, South 45 degrees 32 minutes 00 seconds East, with said southwest right-of-way line, a distance of 290.04 feet to a 1/2-inch iron rod found at the northern most east corner of said Lot 1B, Block 4/1354; said point also being north corner of a tract of land conveyed to C World, LLC by deed recorded in County Clerk's Instrument No. 202300046459, Official Public Records, Dallas County, Texas;

THENCE, South 42 degrees 05 minutes 42 seconds West, leaving said southwest right-of-way line and with the common line of said 4.451 acre tract and C World tract, passing, at a distance of 278.27 feet a point at the west corner of said C World tract; said point also being the north corner of a tract of land conveyed to Curtis B Annie Black by deed recorded in county clerk's Instrument No. 201400017333, Official Public Records, Dallas County, Texas; continuing, and passing, at a distance of 419.24 feet a point at the west corner of said Black tract; said point also being on the northeast right-of-way line of Trunk Avenue (variable width); continuing, in all, a total distance of 443.03 feet to a "*" cut in concrete found at an interior corner of said 4.451 acre tract; said point also being on the southwest right-of-way line of said Trunk Avenue;

THENCE, South 48 degrees 18 minutes 57 seconds East, with said southwest right-of-way line, a distance of 157.49 feet to a "*" cut in concrete found at the southern most east corner of said 4.451 acre tract; said point also being at the intersection of said southwest right-of-way line and the northwest right-of-way line of Martin Luther King, Jr. Boulevard (previously Forest Avenue) (110 feet wide);

THENCE, South 42 degrees 39 minutes 26 seconds West, with said northwest right-of-way line, a distance of 92.17 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod at the south corner of said 4.451 acre tract; said point also being an east corner of a tract of land conveyed to Resources Assistant Corporation by deed recorded in County Clerk's Instrument No. 202300076035, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said 4.451 acre tract and Resources Assistant Corporation, the following metes and bounds;

North 48 degrees 19 minutes 21 seconds West, a distance of 6.10 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner;

North 48 degrees 26 minutes 39 seconds West, a distance of 11.87 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner;

North 40 degrees 46 minutes 27 seconds East, a distance of 9.85 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner;

South 41 degrees 40 minutes 20 seconds West, a distance of 10.18 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner;

North 48 degrees 26 minutes 39 seconds West, a distance of 12.67 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner;

South 40 degrees 29 minutes 55 seconds West, a distance of 9.80 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner;

North 48 degrees 26 minutes 39 seconds West, a distance of 21.85 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set for corner on the southeast right-of-way line of South Boulevard (60 feet wide); said point also being on a curve to the left having a radius of 89.71 feet;

THENCE, with the common line of said 4.451 acre tract and southeast right-of-way line the following metes and bounds;

Northeasterly, with said curve to the left through a central angle of 14 degrees 24 minutes 33 seconds, an arc distance of 22.56 feet (chord bears North 08 degrees 20 35 seconds East, 22.50 feet) to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set at the end of said curve;

North 42 degrees 40 minutes 45 seconds East, a distance of 4.21 feet to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set at the intersection of said northeast right-of-way line of South Boulevard and the northeast right-of-way line of South Boulevard Connector (variable width);

THENCE, North 48 degrees 18 minutes 26 seconds West, leaving said right-of-way line of south Boulevard and with the northeast right-of-way line of South Boulevard Connector, passing, at a distance of 129.71 feet a point at the intersection of said northeast right-of-way line of South Boulevard Connector and the southeast right-of-way line of Trezevant Street (variable width); continuing, and passing, at a distance of 173.72 feet a point on the northwest right-of-way line of Trezevant Street; said point also being the east corner of Lot 15, Block B/1347, Bomars Grand Avenue Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 75, Deed Records, Dallas County, Texas; continuing, in all, a total distance of 248.59 to a 3-1/4 inch aluminum disk stamped "MARTIN LUTHER KING, JR. STATION REVISED, GSES, INC., RPLS 4807" set on a 5/8-inch iron rod set at the west corner of said 4.451 acre tract; said point also being on the northeast line of Lot 14, Block B/1347 of said Bomars Grand Avenue Addition; said point also being the south corner of a tract of land conveyed to Dallas Area Rapid Transit by deed recorded in County Clerk's Instrument No. 20070442272, Official Public Records, Dallas County, Texas;

THENCE, North 42 degrees 45 minutes 01 seconds East, passing, at a distance of 64.81 feet a point at the east corner of a tract of land conveyed to Dallas Area Rapid Transit by deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas; said point also being on the southeast right-of-way line of Trezevant Street (40 feet wide); continuing, with said southeast right-of-way line, in all, a total distance of 228.66 feet to a 1/2-inch iron rod found at the western most north corner of said 4.451 acre tract; said point also being the west corner of Lot 13, Block 3/1354 of said Harper's Fourth Avenue Addition;

THENCE, with the common line of said 4.451 acre tract and said Block 3/1354, the following metes and bounds;

South 45 degrees 49 minutes 12 seconds East, a distance of 125.05 feet to a 1/2-inch iron rod found at an interior corner of said 4.451 acre tract; said point also being the south corner of said Lot 13, Block 3/1354;

North 42 degrees 45 minutes 50 seconds East, a distance of 299.01 feet to the POINT OF BEGINNING;

CONTAINING, 193,897 square feet or 4.451 acre of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DALLAS AREA RAPID TRANSIT acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **MARTIN LUTHER KING, JR. STATION REVISED**, 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 _____, 2024.

DALLAS AREA RAPID TRANSIT

By: _____
Timothy H. McKay
Senior Vice President for Rail Program Development

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Timothy H. McKay, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 _____, 2024.

RELEASED 6/27/2024 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

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

SHEET 2 OF 2
PRELIMINARY PLAT
OF

**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

Gonzalez & Schneeberg
engineers & surveyors
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00

801 East Campbell Road
Suite 330, Richardson, Texas
75081 - (972) 616-8855

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

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

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

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