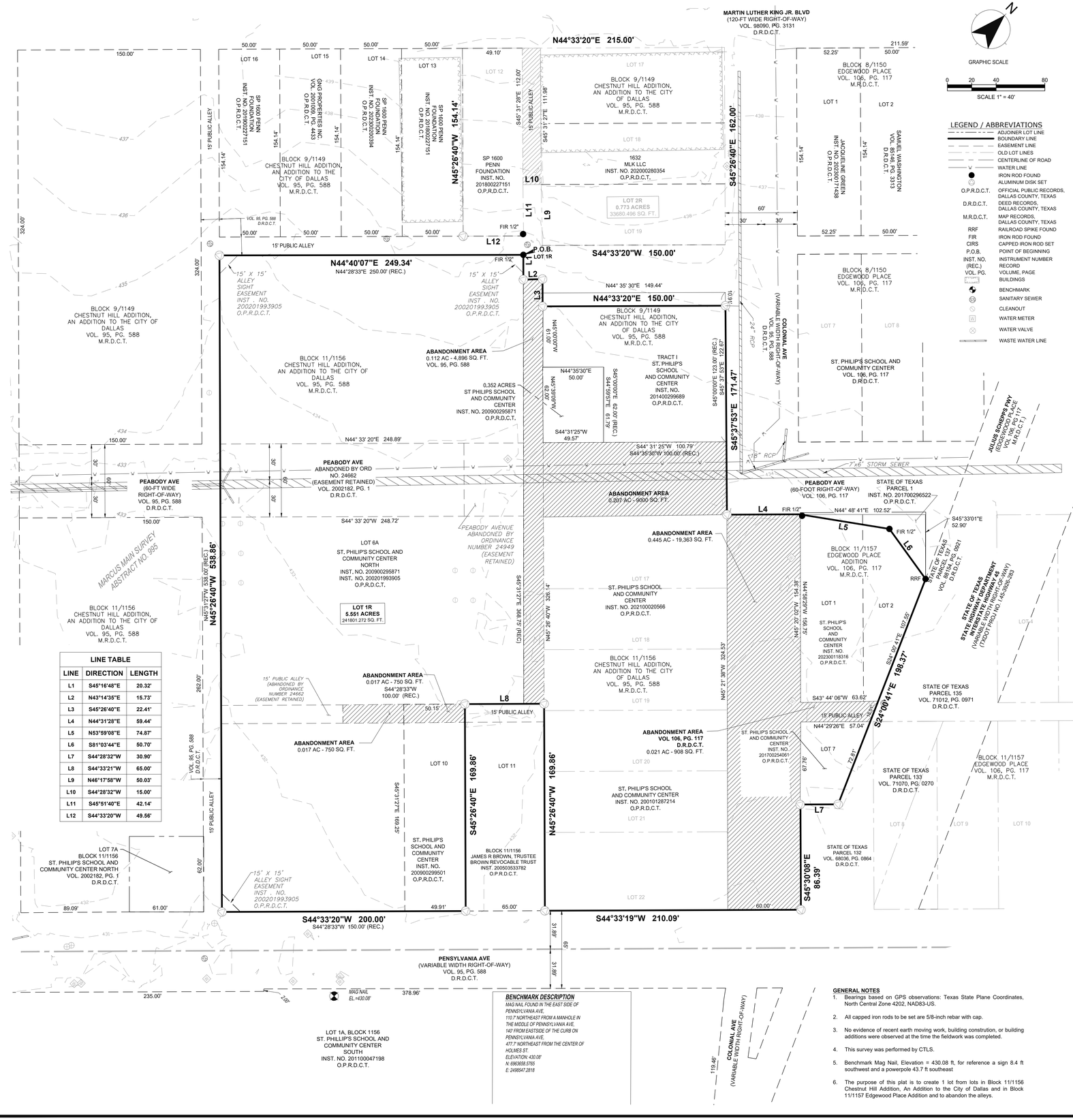

GRAPHIC SCALE

0 20 40 80

SCALE 1" = 40'

LEGEND / ABBREVIATIONS

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

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S45°16'48"E	20.32'
L2	N43°14'35"E	15.73'
L3	S45°26'40"E	22.41'
L4	N44°31'28"E	59.44'
L5	N53°59'08"E	74.87'
L6	S81°03'44"E	50.70'
L7	S44°28'32"W	30.90'
L8	S44°33'21"W	65.00'
L9	N46°17'58"W	50.03'
L10	S44°28'32"W	15.00'
L11	S45°51'40"E	42.14'
L12	S44°33'20"W	49.56'

BENCHMARK DESCRIPTION

MAG NAIL FOUND IN THE EAST SIDE OF PENNSYLVANIA AVE, 110.7' NORTHEAST FROM A MANHOLE IN THE MIDDLE OF PENNSYLVANIA AVE, 140' FROM EASTSIDE OF THE CURB ON PENNSYLVANIA AVE, 477.7' NORTHEAST FROM THE CENTER OF HOLMES ST.
ELEVATION: 430.08'
N: 6963658.5765
E: 2498547.2818

GENERAL NOTES

1. Bearings based on GPS observations: Texas State Plane Coordinates, North Central Zone 4202, NAD83-US.
2. All capped iron rods to be set are 5/8-inch rebar with cap.
3. No evidence of recent earth moving work, building constrution, or building additions were observed at the time the fieldwork was completed.
4. This survey was performed by CTLS.
5. Benchmark Mag Nail, Elevation = 430.08 ft, for reference a sign 8.4 ft southwest and a powerpole 43.7 ft southeast
6. The purpose of this plat is to create 1 lot from lots in Block 11/1156 Chestnut Hill Addition, An Addition to the City of Dallas and in Block 11/1157 Edgewood Place Addition and to abandon the alleys.

LEGAL DESCRIPTION LOT 1R
5.551 Acres

BEING a tract of land situated in the Marcus Main Survey, Abstract No. 995 , Dallas County, Texas, and being Lot 6A, 10, 17, 18, 19, 20, 21 and 22 of Block 11/1156, of the Chestnut Hill Addition, an Addition to the City of Dallas, in Volume 95, Page 588, in Map Records, Dallas County, Texas, and Lot 1 and a portion of Lot 2 and a portion of Lot 7 of Block 11/1157 of Edgewood Place Addition, recorded in Volume 106, Page 117 in Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at the northeast corner of Lot 6A in Block 11/1156, as described in the deed to St. Philip's School and Community Center North recorded in Instrument Number 200902095871 and Instrument Number 200201993905 in the Official Public Records of Dallas County, Texas;

THENCE South 45°16'48" East, along the north line of said Lot 6A in Block 11/1156 as described in deed to St. Philip's School and Community Center North, a distance of 20.32 feet;

THENCE North 43°14'35" East, a distance of 15.73 feet;

THENCE South 45°26'40" East, a distance of 22.41 feet to to the west line of Tract 1 as described in deed to St. Philip's School and Community Center recorded in Instrument Number 201400299689 in the Official Public Records of Dallas County;

THENCE North 44°33'20" East, along the said west line of Tract 1 as described in deed to St. Philip's School and Community Center a distance of 150.00 feet to the north line of said Tract 1 as described in deed to St. Philip's School and Community Center and the South line of Colonial Ave (Variable width);

THENCE South 45°37'53" East, along the north line of said Tract 1 as described in deed to St. Philip's School and Community Center and also the said South line of Colonial Ave (Variable width) a distance of 171.47 feet to the east line of Peabody Avenue (60 feet width) as recorded in Deed Volume 106, Page 117 in the Deed Records of Dallas County, Texas;

THENCE North 44°31'28" East, along the said east line of Peabody Avenue a distance of 59.44 feet;

THENCE North 44°31'28" East, a distance of 59.44 feet;

THENCE North 53°59'208" East, a distance of 74.87 feet;

THENCE South 81°03'44" East, a distance of 50.70 feet to the west line of Julius Schepps Freeway Access Road as deeded to the State of Texas, Parcel 137 recorded in Deed Volume 88154, Page 921 in the Deed Records of Dallas County, Texas;

THENCE South 24°00'41" East, along the west line of Julius Schepps Freeway Access Road as deeded to the State of Texas, Parcel 137, a distance of 198.37 feet;

THENCE South 44°28'32" West, a distance of 30.90 feet;

THENCE South 45°30'08" East, a distance of 86.39 feet to the west line of Pennsylvania Avenue (Variable width);

THENCE South 44°33'19" West, along the said west line of Pennsylvania Avenue a distance of 210.09 feet;

THENCE North 45°26'40" West, a distance of 169.86 feet;

THENCE South 44°33'21" West, a distance of 65.00 feet;

THENCE South 45°26'40" East, a distance of 169.86 feet to the west line of Pennsylvania Avenue (Variable width);

THENCE South 44°33'20" West, along to the west line of Pennsylvania Avenue (Variable width) a distance of 200.00 feet to the north line of a 15 feet public alley;

THENCE North 45°31'28" West, along the north line of the said 15 feet public alley and the south line of said Lot 6A in Block 11/1156 as deeded to St. Philip's School and Community Center North, a distance of 538.86 feet to the east line of a 15 feet alley;

THENCE North 44°40'07" East, along the east line of said 15 feet alley and the west line of said Lot 6A in Block 11/1156 as deeded to St. Philip's School and Community Center Northa distance of 249.34 feet to the POINT OF BEGINNING and enclosing 5.551 acres (241801.272 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.

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 survey 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 SUPRESSION, 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.

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

_____
Owner printed name

_____
Contact phone number

_____
Contact E-mail

_____
Surveyor signature and date

_____
Surveyor printed name

_____
Contact phone number

_____
Contact E-mail

VICINITY MAP
(NOT TO SCALE)

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 the____ day of ____, 2004

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 commision expires:_____

CERTIFICATE OF APPROVAL:

I, Tony Shidid, 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 of Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT

ST. PHILIP'S SCHOOL AND COMMUNITY CENTER LOT 1R

BEING 5.551 ACRES IN LOT 1R FROM BLOCK 11/1156 CHESTNUT HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS (VOL. 95, PG. 588, M.R.D.C.T.), & BLOCK 11/1157 EDGEWOOD PLACE ADDITION, (VOL. 106, PG. 117, M.R.D.C.T.), in the Marcus Main Survey, Abstract No. 995
City of Dallas, Dallas County, Texas
S# 245 -165

OWNER
ST. PHILIPS 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

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT #:	DRAWN BY:	REVIEW BY:	DATE:	SHEET:
010130.001	RS	RM	04/25/2025	1 OF 1

CLIENT: N/A
S#: 245-165
GF #: N/A
EFF. DATE: N/A

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PRELIMINARY
FOR REVIEW PURPOSES ONLY