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FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map Nos. 48113C0485J and 48113C0505J (effective date August 23, 2001) and LOMR 17-06-4026P (effective date October 22, 2018) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded and labeled Area Reduced Flood Risk Due to Levee) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

GENERAL NOTES:

- The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
- The purpose of this plat is to subdivide a 44.872 acre tract of land (Un-platted) into two (2) Lots for future development.
- The maximum number of lots permitted by this plat is two (2).
- Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
- \*The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.

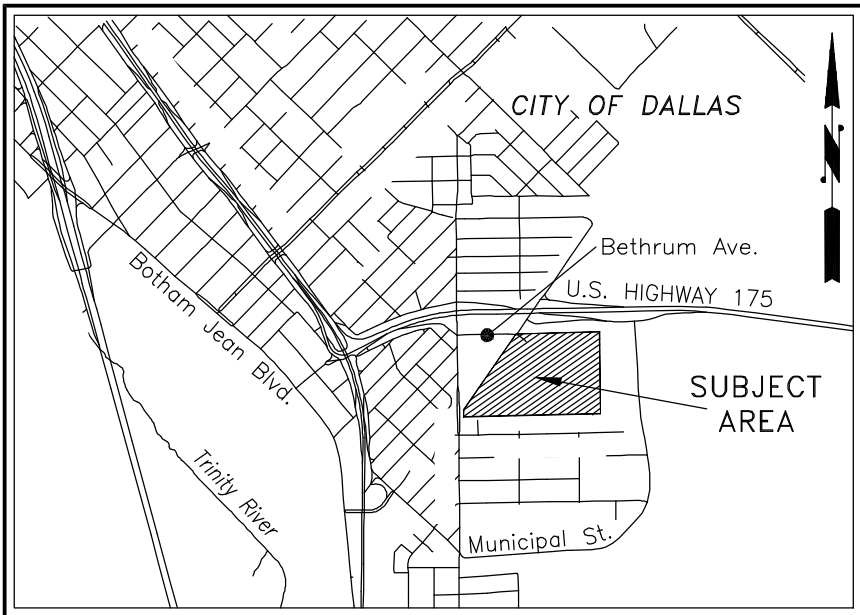
LEGEND

- WATER VALVE
- WATER METER
- WATER MANHOLE
- POWER POLE
- GUY ANCHOR
- FIBER OPTIC CABLE BOX
- UTILITY MARKER (Labeled)
- SEWER CLEAN OUT
- CONCRETE HEADWALL
- PROPERTY CORNER

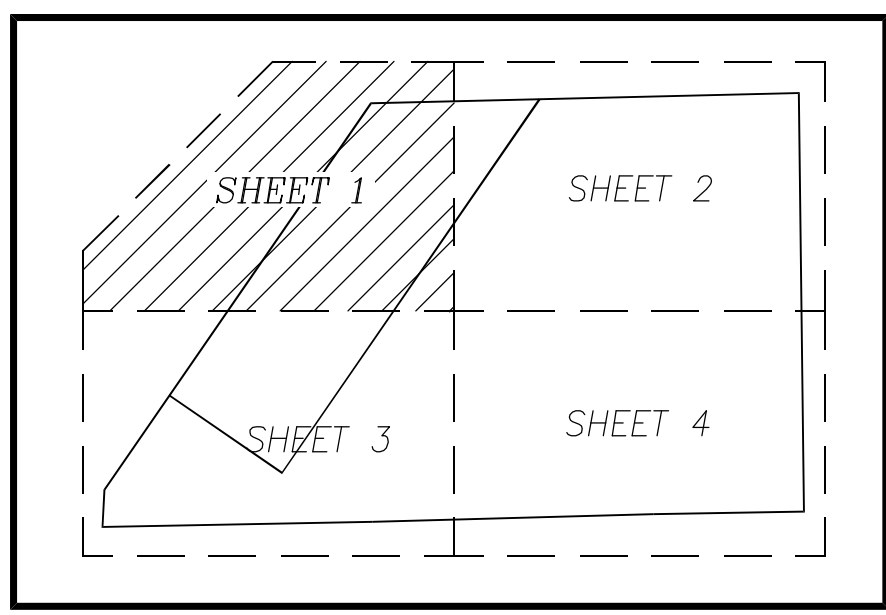
BOUNDARY LINE

- ADJOINER BOUNDARY LINE
- EXISTING EASEMENTS LINE
- PROPOSED EASEMENTS LINE
- CENTERLINE OF ROAD
- SURVEY ABSTRACT LINE
- OVERHEAD POWER LINE
- FENCE LINE (Labeled)
- STORM SEWER LINE

VICINITY MAP



KEY MAP

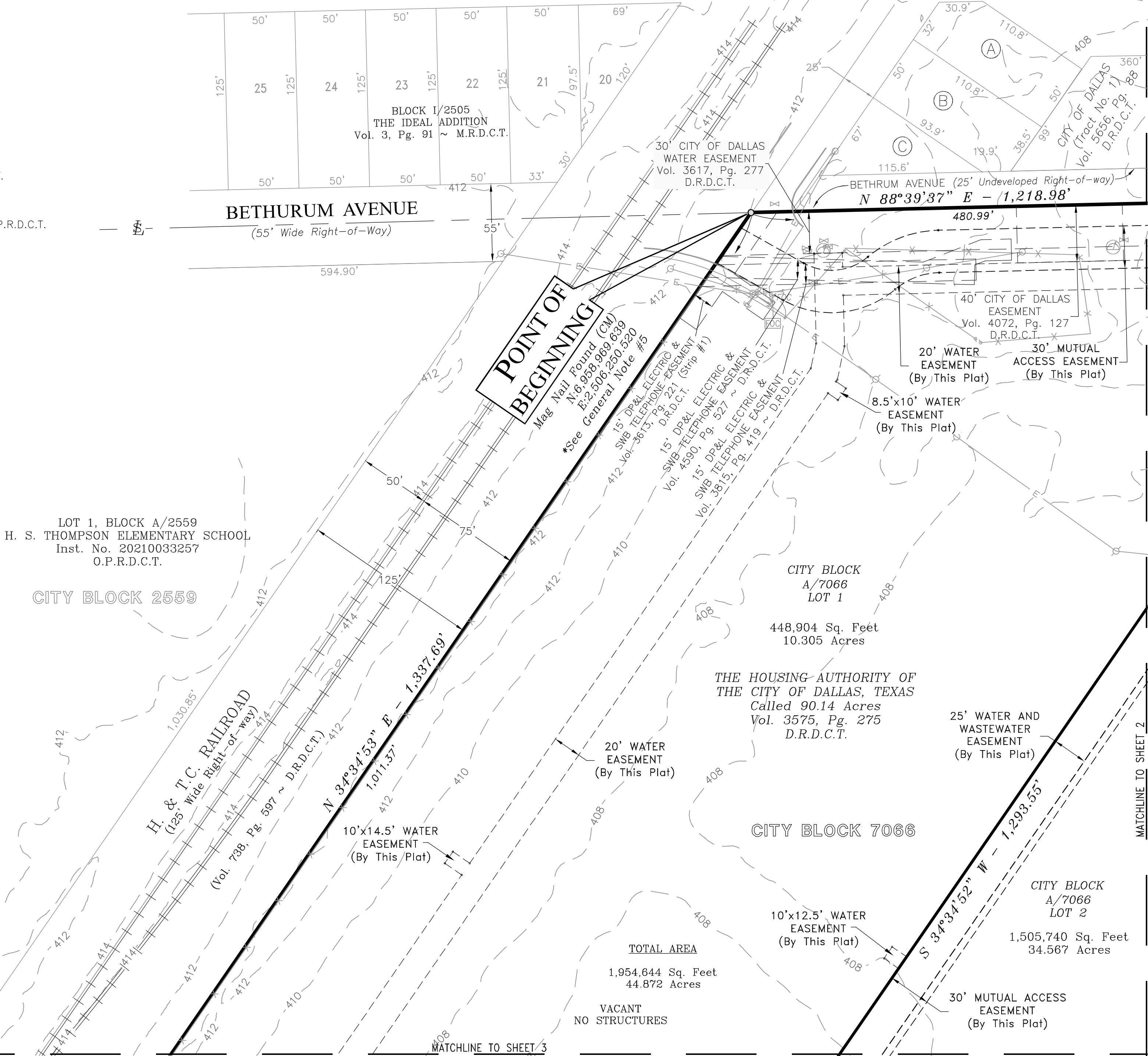


ADJOINING OWNER'S DEEDS:

- A. CITY OF DALLAS - Vol. 92012, Pg. 2923 ~ D.R.D.C.T.  
B. CITY OF DALLAS - Vol. 93180, Pg. 977 ~ D.R.D.C.T.  
C. CITY OF DALLAS - Vol. 91116, Pg. 2605 ~ D.R.D.C.T.  
D. ESTATE OF MELVIN JACKSON - Vol. 92225, Pg. 1732 ~ D.R.D.C.T.  
E. CYNTHIA THORNBURG - Inst. No. 200900025341 ~ O.P.R.D.C.T.  
F. ESTATE OF ANDERSON HUGHES - Vol. 72111, Pg. 928 ~ D.R.D.C.T.  
G. MARY ANN HUGHES - Vol. 73062, Pg. 1894 ~ D.R.D.C.T.  
H. CITY OF DALLAS - Condemnation 91-9152-A (No Deed Found)  
I. CITY OF DALLAS - Vol. 74122, Pg. 1034 ~ D.R.D.C.T.  
J. LEKELL MILLS & JANICE PUENTE - Inst. No. 202200035291 ~ O.P.R.D.C.T.  
K. CITY OF DALLAS - Vol. 73069, Pg. 289 ~ D.R.D.C.T.  
L. CITY OF DALLAS - Vol. 74037, Pg. 681 ~ D.R.D.C.T.

U.S. HIGHWAY No. 175 (C.E. Hawn Freeway)

(Variable Width Right-of-Way)



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°40'39" E	106.34'

NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

ABBREVIATIONS

Vol. = Volume  
Pg. = Page  
Inst. No. = Instrument Number  
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  
CM = Controlling Monument  
IRF = Iron Rod Found  
CIRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701".  
MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"  
RPLS = Registered Professional Land Surveyor  
RPLS 4701 = Lawrence H. Ringley (Ringley & Associates, Inc.)  
RPLS 3688 = Red plastic cap - Hugh Peiser (Peiser & Mankin Surveying, LLC)  
RPLS 5111 = Yellow plastic cap - Scott Davis (Davis Land Surveying Company, Inc.)  
RPLS 5310 = Yellow plastic cap - John Stanley Turner (A&W Surveyors, Inc.)  
CBG SURVEYING = Yellow plastic cap - CBG Surveying Texas, LLC  
TXHS = Yellow plastic cap - Texas Heritage Surveying, LLC  
R.O.W. = Right-of-way

OWNER:

THE HOUSING AUTHORITY OF  
THE CITY OF DALLAS, TEXAS  
Contact: Troy Broussard  
3939 N. Hampton Road  
Dallas, Texas 75212  
214-951-8301

SURVEYOR:

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

PRELIMINARY PLAT

DALLAS HOUSING  
AUTHORITY ADDITION  
LOTS 1 AND 2, BLOCK A/7066  
1,954,644 Square Feet/44.872 Acres  
situated in the  
Solomon Silkwood Survey, Abstract No. 1345  
City of Dallas, Dallas County, Texas

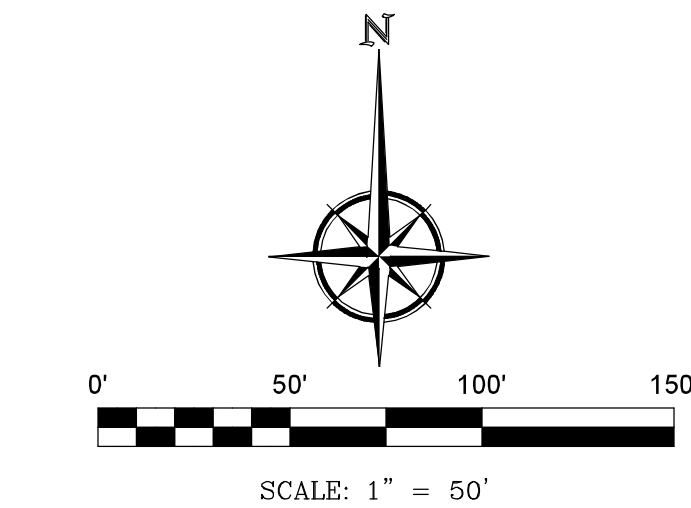
City Plan File Number: S 234-097



Drawn by	Date	Scale	Job	Title	Sheet
Mark Shad	04/05/2024	1" = 50'	2023-072	2023-072-PP.DWG	1 of 5







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**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map Nos. 48113C0485J and 48113C0505J (effective date August 23, 2001) and LOMR 17-06-4026P (effective date October 22, 2018) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded and labeled Area Reduced Flood Risk Due to Levee) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

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**LEGEND**

	WATER VALVE
	WATER METER
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	PROPERTY CORNER

**BOUNDARY LINE**

**ADJOINER BOUNDARY LINE**

**EXISTING EASEMENTS LINE**

**PROPOSED EASEMENTS LINE**

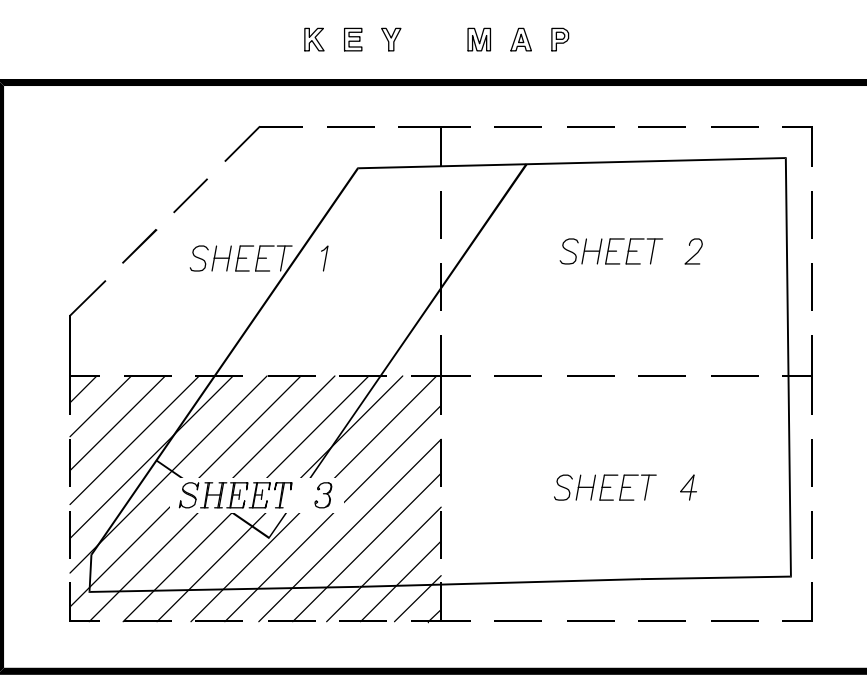
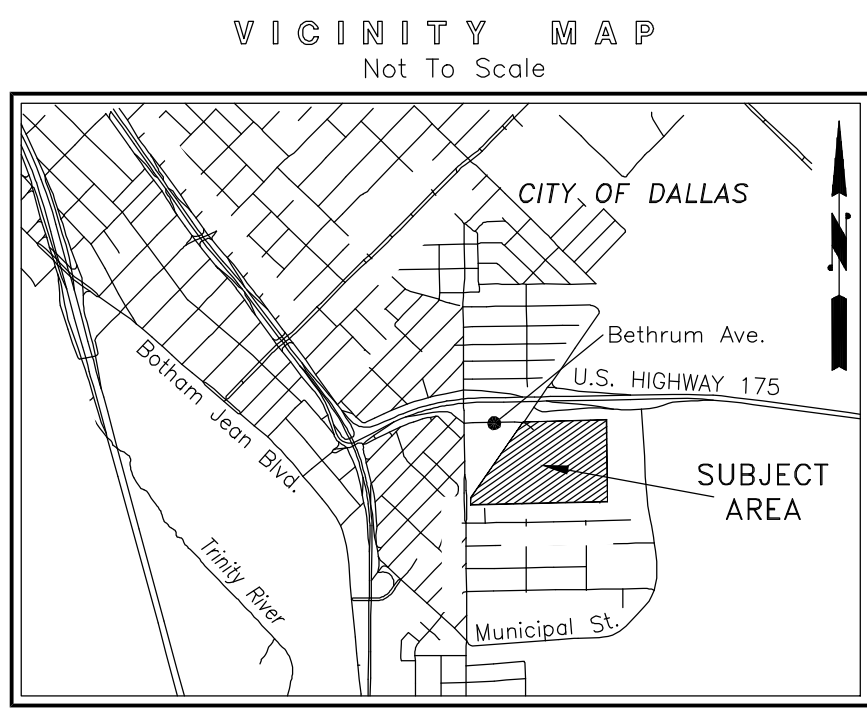
**CENTERLINE OF ROAD**

**SURVEY ABSTRACT LINE**

**OVERHEAD POWER LINE**

**FENCE LINE (Labeled)**

**STORM SEWER LINE**



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**SURVEYOR:**

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Contact: Lawrence H. Ringley  
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McKinney, Texas 75069  
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LHR@Ringley.com

**PRELIMINARY PLAT**

**DALLAS HOUSING  
AUTHORITY ADDITION**

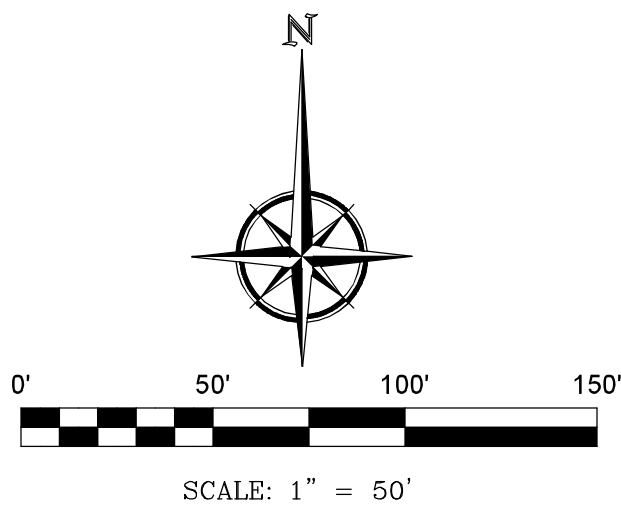
**LOTS 1 AND 2, BLOCK A/7066**

**1,954,644 Square Feet/44.872 Acres**

situated in the  
Solomon Silkwood Survey, Abstract No. 1345  
City of Dallas, Dallas County, Texas

City Plan File Number: S 234-097

Drawn by	Date	Scale	Job	Title	Sheet
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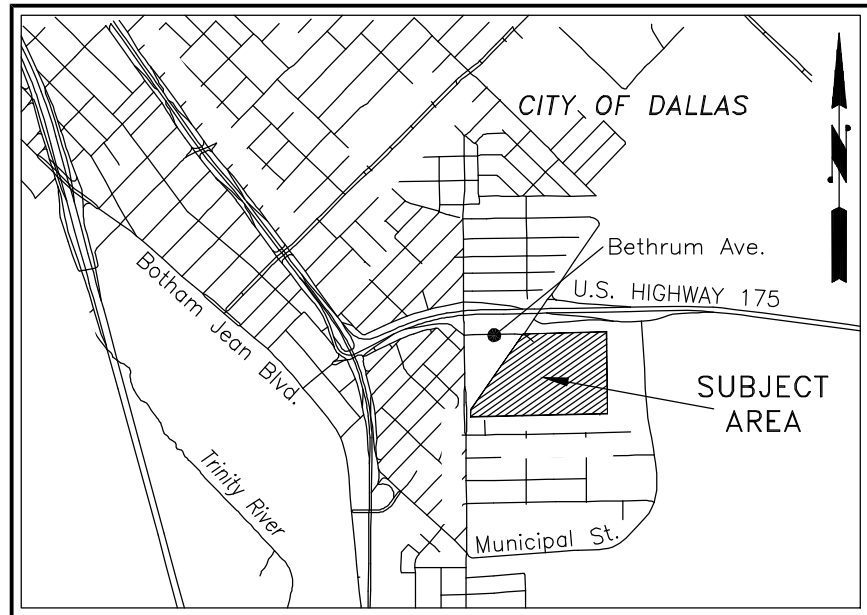
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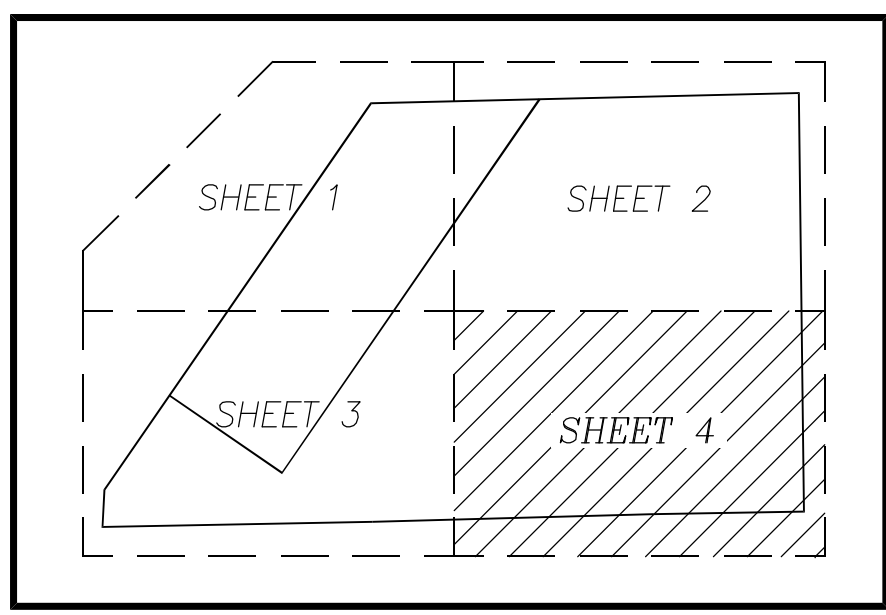
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SURVEYOR:

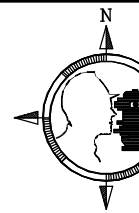
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DALLAS HOUSING  
AUTHORITY ADDITION  
LOTS 1 AND 2, BLOCK A/7066  
1,954,644 Square Feet/44.872 Acres  
situated in the

Solomon Silkwood Survey, Abstract No. 1345  
City of Dallas, Dallas County, Texas

City Plan File Number: S 234-097



RINGLEY & ASSOCIATES, INC.

SURVEYING MAPPING PLANNING  
Texas Firm Registration No. 10061309  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	04/05/2024	1" = 50'	2023-072	2023-072-PP.DWG	4 of 5



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, is the owner of that certain tract of land, situated in the Solomon Silkwood Survey, Abstract No. 1345 and located in City Block 7066, City of Dallas, Dallas County, Texas and being part of that certain called 90.14 acre tract of land described in a Warranty Deed to The Housing Authority of the City of Dallas, Texas, dated October 19, 1951 and recorded in Volume 3575, Page 275, Deed Records, Dallas, County, Texas (D.R.D.C.T.) and same being that portion of said 90.14 acre tract, once occupied by the Bexar Street Housing Project 411Q-1672, known as Rhoads Terrace and being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail found in concrete at the intersection of the above described Solomon Silkwood Survey, Abstract No. 1345 and the southeastern right-of-way line of H. & T.C. Railroad (125' wide right-of-way, Volume 738, Page 597) for the northwest corner of the above described 90.14 acre tract and said point also being on the south line of the William Scroggins Survey, Abstract No. 1342 and Bethurum Avenue (undeveloped 25' wide right-of-way);

THENCE: North 88 deg. 39 min. 37 sec. East, departing from said railroad, along the north line of said 90.14 acre tract and the common line of said Silkwood and Scroggins Survey Abstracts, a distance of 1,218.98 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5111", found for the northeast corner of this hereinafter described tract of land;

THENCE: South 00 deg. 45 min. 23 sec. East, departing from said common line, over and across said 90.14 acre tract and along and near the east line of the above described Rhoads Terrace, a distance of 1,192.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this tract of land, on the south line of said 90.14 acre tract from which a found 1/2 inch iron rod, topped with a yellow plastic cap, stamped "TXHS" bears North 00 deg. 45 min. 23 sec" West - 7.35 feet;

THENCE: South 89 deg. 00 min. 52 sec. West, along the south line of said 90.14 acre tract, a distance of 429.99 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 3688", found for an angle corner on the north line of a 7.5 foot wide public alley on the north line of Block 4/7072 of Rochester Park Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 8, Page 190, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE: South 88 deg. 23 min. 50 sec. West, along the common line of said 90.14 acre tract and said Block 4/7072, a distance of 800.31 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 3688", found for an angle corner on the north line of a 7.5 foot wide public alley on the north line of Block A/7071 of O.E. Taylor Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 8, Page 233, M.R.D.C.T.;

THENCE: South 88 deg. 55 min. 39 sec. West, along the common line of said 90.14 acre tract and said Block A/7071, at a distance of 748.80 feet, passing a mag nail, with a steel washer, stamped "RPLS 4701", set on the edge of a concrete sidewalk, on the east line of that certain City of Dallas Street Easement, recorded in Volume 7309, Page 678, D.R.D.C.T. and continuing for a total distance of 768.80 feet to a point on the east right-of-way line of Bexar Street (a variable width right-of-way) and the west line of said street easement, for the southwest corner of said 90.14 acre tract of land;

THENCE: North 02 deg. 40 min. 39 sec. East, along the common line of said 90.14 acre tract, said Bexar Street and said street easement, a distance of 106.34 feet (deed = 106.10') to a point for corner at the intersection of the east line of said Bexar Street and the southeast right-of-way line of the above described H. & T.C. Railroad;

THENCE: North 34 deg. 34 min. 53 sec. East, departing from said Bexar Street, along the common line of said 90.14 acre tract and said H. & T.C. Railroad, at a distance of 31.50 feet, passing a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of the above described City of Dallas Street Easement and continuing along said common line for a total distance of 1,337.68 feet (deed = 1,337.20') to the POINT OF BEGINNING and containing 1,954,644 square feet or 44.872 acres of land.

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, 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 \_\_\_\_\_, 2024

PRELIMINARY

RELEASED 04/05/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Lawrence H. Ringley  
Texas Registered Professional  
Land Surveyor No. 4701

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS**, acting by and through its duly authorized agents does hereby adopt this plat, designating the herein described property as **DALLAS HOUSING AUTHORITY ADDITION**, 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.

PRELIMINARY

RELEASED 04/05/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Troy Broussard,  
President and CEO  
The Housing Authority of the City of Dallas, Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **TROY BROUSSARD** known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

\_\_\_\_\_  
Secretary

PRELIMINARY PLAT

DALLAS HOUSING  
AUTHORITY ADDITION  
LOTS 1 AND 2, BLOCK A/7066  
1,954,644 Square Feet/44.872 Acres  
situated in the

Solomon Silkwood Survey, Abstract No. 1345  
City of Dallas, Dallas County, Texas

City Plan File Number: S 234-097



RINGLEY & ASSOCIATES, INC.  
SURVEYING MAPPING PLANNING  
Texas Firm Registration No. 10061309  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shad	04/05/2024	N.T.S.	2023-072	2023-072-PP.DWG	5 of 5

OWNER:

THE HOUSING AUTHORITY OF  
THE CITY OF DALLAS, TEXAS  
Contact: Troy Broussard  
3939 N. Hampton Road  
Dallas, Texas 75212  
214-951-8301

SURVEYOR:

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com