

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arcilio A. Castaigne acting by and through his duly authorized agents, do hereby adopt this plat, designating the herein described property as **WEST HP DOROTHY** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 eet wide in the area labeled water and wastewater within the minimum 20—foot—wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_ day of \_\_\_\_\_, 2015.

BY: XXXXXXXXXXX

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2015. My commission expires:

Notary Public, State of Texas

## 1"=30' VICINITY MAP MAPSCO: 34R

OWNER'S CERTIFICATE

NOT TO SCALE

STATE OF TEXAS COUNTY OF DALLAS

Whereas, Arcilio A. Castaigne, is the owner of several tracts of land situated in the CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, City of Dallas, Dallas County, Texas, being all of Lot 2A, Block 1/2475, Castaigne Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 97110, Page 2839, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being all of Lots 1-4, Block 3/2475, R.G. and H.J. Harris Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 6, Page 147, Map Records, Dallas County, Texas (M.R.D.C.T), being that tracts of land conveyed by deeds to Arcilio A. Castaigne as recorded in Special Warranty Deed With Encumrance For Owelty Of Partition, Volume 2005153, Page 5645, Deed Records, Dallas County, Texas (D.R.D.C.T), Quitclaim Deed, Volume 2005153, Page 5656, (D.R.D.C.T), Special Warranty Deed, Volume 2005153, 5650, (D.R.D.C.T), Warranty Deed With Viendor's Lien, Volume 83003, Page 6645, (D.R.D.C.T) and Quitclaim Deed, Volume 2005153, Page 5665, (D.R.D.C.T) and being more particularly described as follows:

BEGINNING at a PK nail found for the northwest corner of Lot 1, Block 1/2475 of said R.G. & H.J Harris Addition, being the southwest corner of said Lot 2A, Block 1/2475, being in the southeast line of a 10 foot alley, dedicated by La'Foy Place, according to the plat thereof recorded in Volume 9, Page 139 (M.R.D.C.T):

THENCE North 44 degrees 15 minutes 57 seconds East, along the southeast line of said 10 foot alley, same being the northwest line of said Lot 2A, Block 1/2475 passing at a distance of 119.50 feet the northwest corner of said lot 2A, Block 1/2475, continuing along said southeast line of 10 foot alley, same being the northwest line of said R.G. & H.J Harris Addition, for a total distance of 234.28 feet to a 1-incha iron pipe found for corner;

THENCE North 43 degrees 57 minutes 15 seconds East, along the common line between of said 10 foot alley and said R.G. & H.J. Harris Addition, a distance of 57.21 feet to a 3/4-inch iron pipe found for

THENCE North 44 degrees 01 minutes 07 seconds East, along the common line between said 10 foot alley and said R.G. & H.J. Harris Addition, a distance of 57.72 feet to a 1-1/2 inch iron pipe found for corner, said corner being the northwest corner of said Lot 4, Block 3/2475 and the southwest corner of Lot 5, Block 3/2475 of said R.G. & H.J. Harris Addition;

THENCE South 45 degrees 31 minutes 32 seconds East, departing the southeast line of said 10 foot alley, along the common line between said Lot 4 and Lot 5, Block 3/2475, a distance of 94.08 feet to a 1-inch iron rod found for corner, said corner being in the southeast line of said R.G. & H.J. Harris Addition, said corner being in the northwest line of Dorothy avenue (a 40' right-of-way);

THENCE the following courses and distances with the common line between said Dorothy Avenue and said R.G. & H.J. Harris Addition:

South 44 degrees 03 minutes 59 seconds West, a distance of 57.49 feet to a 1-inch iron pipe

South 44 degrees 29 minutes 55 seconds West, a distance of 57.62 feet to a 1- inch iron pipe found for corner;

South 44 degrees 08 minutes 25 seconds West, a distance of 57.21 feet to a 1-inch iron pipe

South 44 degrees 11 minutes 43 seconds West, a distance of 57.69 feet to a 1/2-inch iron rod

found for corner; THENCE North 45 degrees 20 minutes 31 seconds West, departing the common line between said Dorothy Avenue and said R.G. & H.J. Harris Addition, along the southwest line of said R.G. & H.J. Harris Addition

THENCE South 44 degrees 11 minutes 43 seconds West departing the common line between said Castaigne Addition, and R.G. & H.J. Harris Addition, along the southeast line of said Castaigne Addition, same being northwest line of said Dorothy Avenue a distance of 119.50 feet to a 1/2 inch iron rod found for corner. said corner being in the common line between said Lot 1. Block 1/2475 and said Lot 2A. Block 1/2475:

THENCE North 45 degrees 20 minutes 31 seconds West, along the common line between Lot 1, and Lot 2A, Block 1/2475, a distance of 87.83 feet to the POINT OF BEGINNING, containing 32,036 square feet or

> PRELIMINARY PLAT WEST HP DOROTHY Lots 1A-12A, Block 1/2475 0.736 ACRES BEING A REPLAT OF LOTS 1-4, BLOCK 3/2475 OF R.G. & H.J. HARRIS ADDITION

AND LOT 2A, BLOCK 1/2475 OF CASTAIGNE ADDITION

OUT OF THE

OWNER: DEVELOPER: URBAN GENESIS ARCILIO A. CASTAIGNE 616 HAWTHORNE, SUITE 200 3702 S. VERSAILLES AVE. DALLAS, TEXAS 75209 HOUSTON, TEXAS 77006 CONTACT: POUYA FEIZPOUR

CRAWFORD GRISBY SURVEY, ABSTRACT NO. 532 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-013

DPYRIGHT OBLUESTAR LAND SURVEYING ALL RIGHTS RESERVED. NOTES: (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING North Central Zone (4202), North American Datum 1983(2002), (2) (CM) = Controlling monument, (3) Jnless otherwise noted, subject property is affected by any and all notes, details, easements and other natters that are shown on or as part of the recorded plat and/or as part of the title commitment provide LEGEND Boundary Line

(469) 688-5398

RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OF TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITH THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF TH SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID. Official Public Records, Dallas O.P.R.D.C.T. County, Texas M.R.D.C.T. Map Records, Dallas County, INST. NO. Instrument Number

Countours

BLUE STAR LAND SURVEYING FIRM NUMBER 10147300

1013 CEDAR BREAK CT. 817-659-9206 CLEBURNE, TEXAS 76033

bluestarsurveying@att.net

Old Lot Line Iron Rod Found o IRF Iron Pipe Found o IPF Adjacent Lot/Right-of-way Line

NOTE: ALL EXISTING PAVEMENT & EXISTING BUILDINGS WILL BE REMOVED

1. No lot—to—lot drainage will be permitted without Engineering Section approval.

System Grid, North Central Zone (4202), North American Datum 1983(2002

2. The basis of bearings for this survey is the Texas State Plane Coordinate

3. The purpose of this plat is to create 12 Lot from 5 platted lots.

**GENERAL NOTES:** 

XXXXXXXXX

Notary Public, State of Texas

Dated this the \_\_\_\_\_, 2015

Roy Rodriguez, Registered Professional Land Surveyor, #5595

STATE OF TEXAS

COUNTY OF DALLAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED

FOR ANY PURPOSES

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared XXXX XXXXXX, known to me 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_, 2015.

DATE: 10/08/15