

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 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 _____, 2017.

RELEASED 1/20/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

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

STATE OF TEXAS
COUNTY OF DALLAS

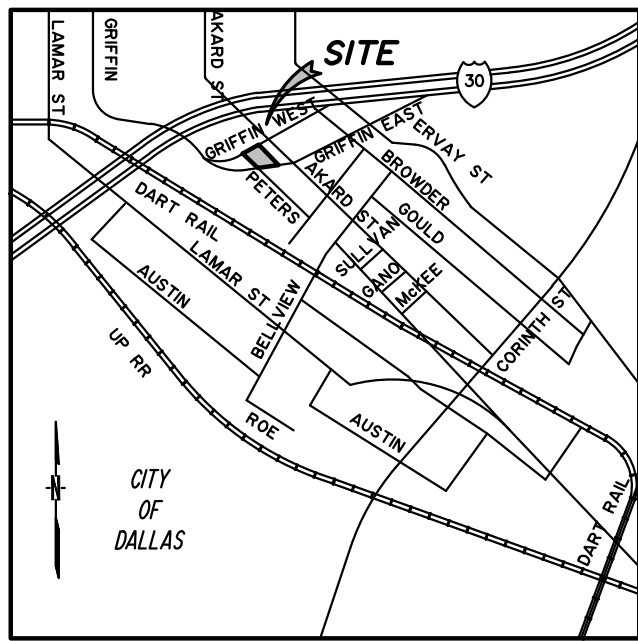
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

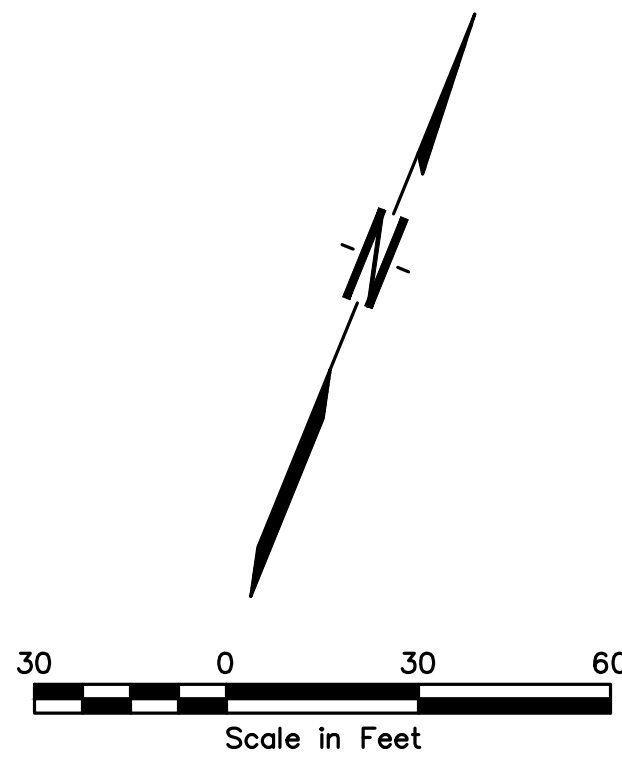
Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the west right-of-way line of Peters St., assumed bearing North 21 degrees 00 minutes 00 seconds West, according to the plat of Riverside Service Center Addition, recorded in Volume 75180, Page 380, Deed Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To remove 10-foot building lines as shown on the plat of Riverside Service Center, recorded in Volume 75180, Page 380, Deed Records, Dallas County, Texas.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing building to remain.



VICINITY MAP
NTS



LEGEND	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	DEED RECORDS, DALLAS COUNTY, TEXAS
	MAP RECORDS, DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	INSTRUMENT NUMBER
	VOLUME
	PAGE
	CONTROLLING MONUMENT
	SQUARE FEET

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway, Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@g-engineers.com

OWNER:
1901 HARWOOD, LLC
1100 SOUTH AKARD STREET
DALLAS, TEXAS, 75235
Phone: 214-533-0034
SAEED MAHBOUBI
asbuiltusa@gmail.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 1901 HARWOOD, LLC., is the owner of a 0.692 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lot 12-A, Block A/441, Riverside Service Center Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 75180, Page 380, Deed Records, Dallas County, Texas; said 0.692 acre tract also being all of that tract of land conveyed to 1901 HARWOOD, LLC., by Special Warranty Deed recorded in County Clerk's Instrument No. 201600108024, Official Public Records, Dallas County, Texas; said 0.692 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "DCA" found at the southwest corner of said Lot 12-A, Block A/441; said point also being at the south end of a corner clip at the at the intersection of the east right-of-way line of Peters Street (40 feet wide) and the north right-of-way line of Griffin Street East (60 feet wide);

THENCE, North 52 degrees 49 minutes 18 seconds West, with said corner clip, a distance of 8.50 feet to a "+" cut in concrete found at the north end of said corner clip;

THENCE, North 21 degrees 00 minutes 00 seconds West, with said east right-of-way line, a distance of 201.45 feet to a "+" cut in concrete found at the northwest corner of said Lot 12-A, Block A/441; said point also being at the intersection of said east right-of-way lane of Peters Street and the south right-of-way line of Griffin Street West (60 feet wide);

THENCE, North 71 degrees 10 minutes 55 seconds East, with said south right-of-way line, a distance of 128.04 feet to a "+" cut in concrete found at the northeast corner of said Lot 12-A, Block A/441; said point also being at the intersection of said south right-of-way line of Griffin Street West and the west line of a 15-foot alley;

THENCE, South 21 degrees 00 minutes 00 seconds East, with said west right-of-way line, a distance of 264.97 feet to a "+" cut in concrete found at the southeast corner of said Lot 12-A, Block A/441; said point also being at the intersection of said west right-of-way line of 15-foot alley and the said north right-of-way line of Griffin Street East;

THENCE, North 84 degrees 38 minutes 35 seconds West, with said north right-of-way line, a distance of 137.79 feet to the POINT OF BEGINNING.

CONTAINING, 30,147 square feet or 0.692 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, 1901 HARWOOD, LLC., acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as 1112 PETERS STREET 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 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 building, 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 _____, 2017.

1901 Harwood, LLC.

Name _____
Title _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ 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 _____, 2017.

Notary Public in and for the State of Texas

SHEET 1 OF 1
PRELIMINARY PLAT
1112 PETERS STREET ADDITION
LOT 12B
BLOCK A/441
BEING A REPLAT OF ALL OF
LOT 12-A, BLOCK A/441
RIVERSIDE SERVICE CENTER
V. 75180, P. 380, D.R.D.C.T.

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-089

CITY ENGINEERING PLAN FILE NO. 311T-9014

Gonzalez & Schneeberg
engineers ■ surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901
TX ENGINEERING FIRM REG. NO. F-3378
SCALE DATE
1" = 30' JANUARY, 2017
TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. DWG. NO.
6427-16-08-13 6427 PRELAT