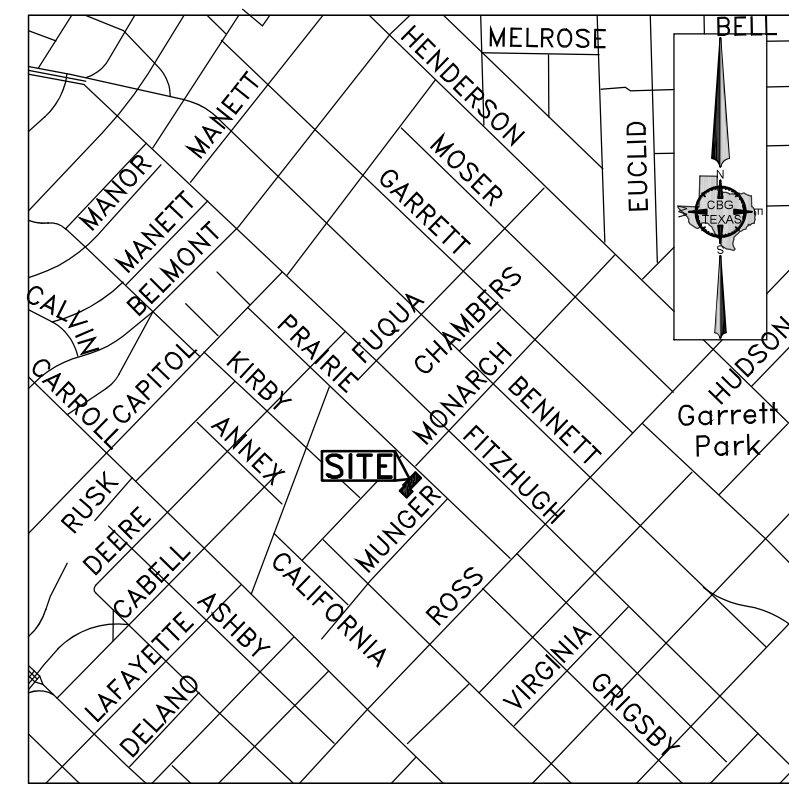


LINE	BEARING	DISTANCE
L1	N 45°09'03" W	8.69'
L2	S 45°08'40" E	25.00'



VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, 1921 Lydia LLC, a Texas limited liability Company is the owner of a 0.2465 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and also being a part of Lot 31 and a part of Lot 32, Block C/653, of Fakes Park Place, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, same being that tract of land conveyed to 1921 Lydia LLC, a Texas limited liability Company, by General Warranty Deed, recorded in Instrument Number 202000191809, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found for corner, said corner being in the North corner of Yaltir North Prairie Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 2019000338488, Official Public Records, Dallas County, Texas, same being the intersection of the Northeast right-of-way line of Monarch Street (a 50 foot right-of-way), and the Southwest right-of-way line of Prairie Avenue (a variable width right-of-way);

THENCE South 45 degrees 08 minutes 40 seconds East, along the Southwest Right-of-Way line of said Prairie Avenue, a distance of 120.12 feet to 1/2 inch iron set with yellow cap stamped "CBG Surveying" for corner said corner being the East corner of Acacia Prairie Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201900294049, Official Public Records, Dallas, Texas and being the POINT OF BEGINNING of that tract herein described;

THENCE South 45 degrees 08 minutes 40 seconds East, along the Southwest right-of-way line of said Prairie Avenue, a distance of 54.89 feet to a 1/2 inch iron rod set with yellow cap stamp "CBG Surveying" for corner, said corner being the North corner of a Lot A, Block C/653, S.G. Martin Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 12, Page 175, Map Records, Dallas County, Texas, Map Records, Dallas County, Texas;

THENCE South 44 degrees 07 minutes 25 seconds West, along the Northwest line of said S.G. Martin Subdivision, a distance of 117.75 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" said corner being the West corner of Lot A, Block C/653, of said S.G. Martin Subdivision;

THENCE South 45 degrees 09 minutes 03 seconds West, along the Southwest line of said Lot A, a distance of 25.00 feet to a 1/2 inch iron set with yellow cap stamped "CBG Surveying" for corner, said corner being along the Southwest line of said Lot A, same being the North corner of a tract of land conveyed to YNS Services LLC, a Delaware Limited Liability Company, by Special Warranty Deed recorded in Instrument Number 202000154443, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears South degree 24 minutes 33 seconds West, a distance of 1.00 feet for witness;

THENCE South 44 degrees 28 minutes 08 seconds West, along the Northwest line of said YNS Services LLC tract, a distance of 60.28 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" said corner being the East corner of a tract of land conveyed to Roberto Carlos Alcala and Maribel Alcala, by Special Warranty Deed, recorded in Instrument Number 201600030136, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found on-line in a Southwesterly direction, a distance of 0.43 feet for witness;

THENCE North 45 degrees 04 minutes 01 seconds West, along the Northeast line of said Alcala tract, a distance of 70.00 feet to a 1/2 inch iron set with yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of a Monarch Place Condominoims, an Addition to the City of Dallas, according to the Plat thereof recorded in Instrument Number 201800334547, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 03 minutes 16 seconds East, along the Southeast line of said Monarch Place Condominoims Addition, distance of 50.21 feet to a "x" cut set in concrete for corner, said corner being the East corner of said Monarch Place Condominoims Addition;

THENCE North 45 degrees 09 minutes 03 seconds West, along the Northeast line of said Monarch Place Condominoims Addition, a distance of 8.69 feet to a fence post found for corner, said corner being the South corner of said Acacia Prairie Addition;

THENCE North 43 degrees 46 minutes 22 seconds East, along the Northeast line of said Acacia Prairie Addition, a distance of 127.75 feet to the POINT OF BEGINNING a containing 10,736.74 square feet and or 0.2465 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 1921 Lydia, LLC, acting by and through its duly authorized officer Aduan Olmez, does hereby adopt this plat, designating the herein described property as **PRAIRIE LYDIA 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 \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
1921 Lydia, LLC (Owner)  
Omer Kurt, (Representative)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Omer Kurt 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connally, 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 \_\_\_\_\_, 2020.

RELEASED FOR REVIEW 10/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas



- GENERAL NOTES**
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF TWO PLATTED LOTS.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

**LEGEND:**

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
A.C.S.	3 INCH ALUMINUM DISK STAMPED "YNPA" & "5513" SET OVER A 1/2 INCH IRON ROD SET
A.W.S.	ALUMINUM WASHER SET OVER A MAGNAIL STAMPED "YNPA & RPLS 5513"
MON	3 INCH ALUMINUM DISK STAMPED "APA" & "5513" OVER A 1/2 INCH IRON ROD FOUND
A.W.F.	ALUMINUM WASHER OVER A MAGNAIL STAMPED "APA & RPLS 5513" FOUND
P.F.C.	POINT FOR CORNER
FPF	FENCE POST FOUND
ESMT.	EASEMENT
VOL.	VOLUME
VOL.	PAGE
INST. NO.	INSTRUMENT NUMBER
SO. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
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

**PRELIMINARY PLAT  
PRAIRIE LYDIA ADDITION  
LOT 31R, BLOCK C/653  
BEING A REPLAT OF  
PART OF LOTS 31 & 32, BLOCK C/653,  
FAKES PARK PLACE ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-559**

**PLANNING & SURVEYING**  
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F 214.349.2216  
www.cbglcfx.com

OWNER: 1921 LYDIA LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
REPRESENTATIVE: OMER KURT  
14300 N. CENTRAL EXPRESSWAY  
CITY OF DALLAS, DALLAS COUNTY,  
TEXAS, 75208  
205-828-6387

DATE: 09/30/2020 / JOB NO. 2016009 / DRAWN BY: JLA