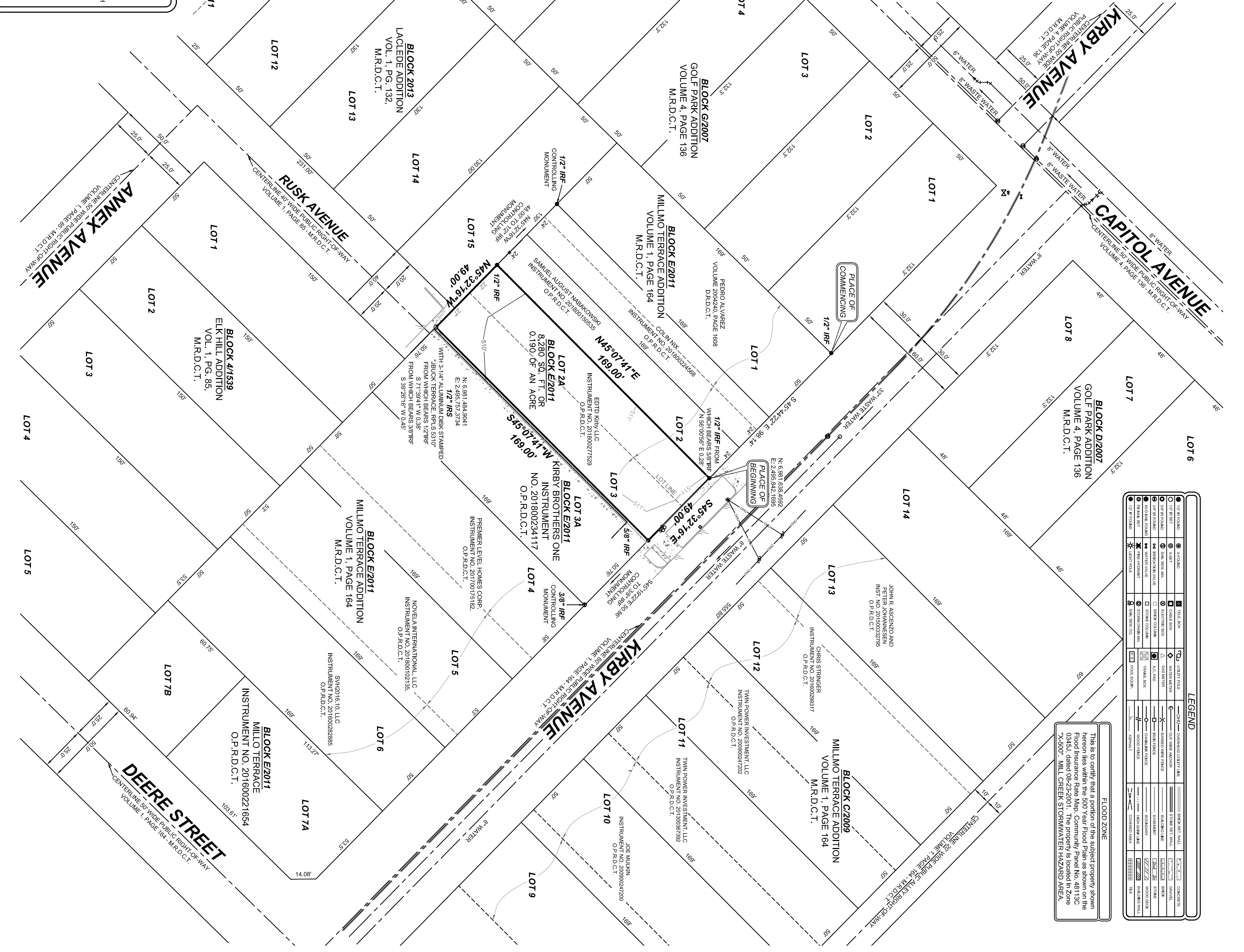


GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
2. ALL DIMENSIONS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH-CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. ALL CONDUITS TO BE DEVELOPED ONE (1) PLATTED LOT FROM PARTS OF TWO (2) PLATTED LOTS.
6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPS S310" UNLESS OTHERWISE NOTED.
7. THERE ARE NO STRUCTURES ON SUBJECT PROPERTY.
8. THERE ARE NO TREES ON SUBJECT PROPERTY.



LEGEND

○	PERMITS	●	ASBESTOS	□	WETLANDS	□	RAILROADS	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION
○	POST	●	WATER	□	RAILROADS	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION
○	POLE	●	WATER	□	RAILROADS	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION
○	POLE	●	WATER	□	RAILROADS	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION	□	ADJUSTED ELEVATION

FLOOD ZONE

This is to certify that a portion of the subject project, shown hereon lies within the 500 Year Flood Plain as shown on the Flood Insurance Rate Map, Community Panel No. 48130C 03451, dated 08-23-2011. The property is located in Zone "X-500", MILL CREEK STORMWATER HAZARD AREA.

This is to certify that a portion of the subject project, shown hereon lies within the 500 Year Flood Plain as shown on the Flood Insurance Rate Map, Community Panel No. 48130C 03451, dated 08-23-2011. The property is located in Zone "X-500", MILL CREEK STORMWATER HAZARD AREA.

OWNER'S CERTIFICATE

WHEREAS EDTD Kirby LLC are the sole owners of a tract of land located in the JOHN GRIGGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being 22 of the Southeast portion of Lot 2 and 27 of the Northwest portion of Lot 3, Block E/2011 of Millmo Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 164, Map Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to EDTD Kirby LLC, recorded in Instrument No. 20180027529, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the Southwest line of Kirby Avenue, a 60' wide public right-of-way, at the North corner of Block E/2011 of said Millmo Terrace Addition;

Thence South 45°32'16" East, along said Southwest line, a distance of 193.14 to a 1/2" iron rod found at the East corner of that portion of said Lot 2 described in deed to Samuel August Nhabokowski, recorded in Instrument No. 2018001350533, Official Public Records, Dallas County, Texas and the PLACE OF BEGINNING of the herein described tract of land;

Thence South 45°32'16" East, along said Southwest line, a distance of 49.00 to a 3/16" aluminum disk stamped "JBUCK TERRACE RPL S 5310" set in the Northeast corner of Block 2013 of said addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201800234117, Official Public Records, Dallas County, Texas;

Thence South 45°32'16" West, a distance of 169.00' to a 1/2" iron rod with a 3-1/4 aluminum disk stamped "JBUCK TERRACE RPL S 5310" set in the Northeast corner of Block 2013 of said addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 132, Map Records, Dallas County, Texas, at the West corner of said Kirby Brothers One;

Thence North 45°32'16" West, along said Northeast line, a distance 49.00' to a 1/2" iron rod found at the South corner of said Nhabokowski tract;

Thence North 45°32'16" East, a distance of 169.00' to the PLACE OF BEGINNING and containing 8,290 square feet or 0.190 of an acre of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EDTD Kirby LLC, acting by and through its authorized agent, does hereby adopt this plat, designating the herein described property as **JBUCK TERRACE**, 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 hereon 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 procure 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 ___ day of _____, 20__.

EDTD Kirby LLC

By: _____
XXXXXXXXXXXXXXXXXXXX, President

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 XXXXXXXXXXXXXXX, 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 considerations therein expressed.

Given under my hand and seal of office, _____
This ___ day of _____, 20__

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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, Chapter 112, 1 (Ordinance 70224) and the Texas State Surveyors' Handbook, Edition 10-2010. I further affirm that no monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-5.617.(a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand at Mesquite, Texas, _____
This ___ day of _____, 20__

PRELIMINARY, RELEASED 12-09-2019 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, _____
This ___ day of _____, 20__

Notary Public in and for the State of Texas

PRELIMINARY PLAT
JBUCK TERRACE
LOT 2A, BLOCK E/2011

BEING A REPLAT OF
THE SOUTHEAST 22 OF LOT 2 AND THE NORTHWEST 27 OF LOT 3
BLOCK E/2011 OF MILLMO TERRACE ADDITION
JOHN GRIGGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-066
CITY ENGINEER PLAN FILE NO. 311T

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

Owner: EDTD Kirby, LLC
~ 1914 Skidman Street, Ste. 116-151, Dallas, TX 75206 ~
~ 214-452-3315 ~
E: info@awsurvey.com F: info@awsurvey.com

Lot No. 18-1890 | Drawn by: 543 | Date: 11-23-2018 | Release:
"A professional company operating in your best interest"