

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, The Housing Authority of The City of Dallas, Texas, are the owners of a tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the George L. Leonard Survey, Abstract No. 770, being all of City Block 3185, being part of Dallas Land and Loan Company's Addition No. 2, an Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being all of a tract of land described in a Declaration of Trust to The Housing Authority of The City of Dallas, Texas (herein after called DHA), as recorded in Instrument No. 201200081594, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) found at the southwest corner of said City Block 3185 and the southwest corner of said DHA tract of land, said capped iron rod being at the intersection of the north line of W. Pembroke Avenue (a 45.5' width right-of-way, recorded in Volume 106, Page 230, D.R.D.C.T.) and the east line of S. Llewellyn Avenue (a 60' width right-of-way, recorded in Volume 106, Page 230, D.R.D.C.T.);

THENCE North 00 degrees 47 minutes 54 seconds West, a distance of 524.03 feet along the west line of said City Block 3185, the west line of said DHA tract of land and the east line of said S. Llewellyn Avenue to a capped iron rod found at the northwest corner of said City Block 3185 and the northwest corner of said DHA tract of land, said capped iron rod being at the intersection of the east line of said S. Llewellyn Avenue and the south line of W. Page Avenue (a 60' width right-of-way, recorded in Volume 106, Page 230, D.R.D.C.T.);

THENCE North 89 degrees 20 minutes 22 seconds East, a distance of 544.12 feet along the along the north line of said City Block 3185, the north line of said DHA tract of land and the south line of said W. Page Avenue to a capped iron rod found at the northeast corner of said City Block 3185 and the northeast corner of said DHA tract of land, said capped iron rod being at the intersection of the south line of said W. Page Avenue and the west line of S. Adams Avenue (a 60' width right-of-way, recorded in Volume 106, Page 230, D.R.D.C.T.);

THENCE South 01 degrees 16 minutes 36 seconds East, a distance of 544.90 feet along the east line of said City Block 3185, the east line of said DHA tract of land and the west line of said S. Adams Avenue to a capped iron rod found at the southeast corner of said City Block 3185 and the southeast corner of said DHA tract of land, said capped iron rod being at the intersection of the west line of said S. Adams Avenue and the north line of said W. Pembroke Avenue;

THENCE North 88 degrees 29 minutes 07 seconds West, a distance of 549.12 feet along the south line of said City Block 3185, the south line of said DHA tract of land and the north line of said W. Pembroke Avenue to the **POINT OF BEGINNING** and containing 291,996 square feet or 6.703 acres.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

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 agent, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 3185, VOA**, 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 _____, 202.

THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS

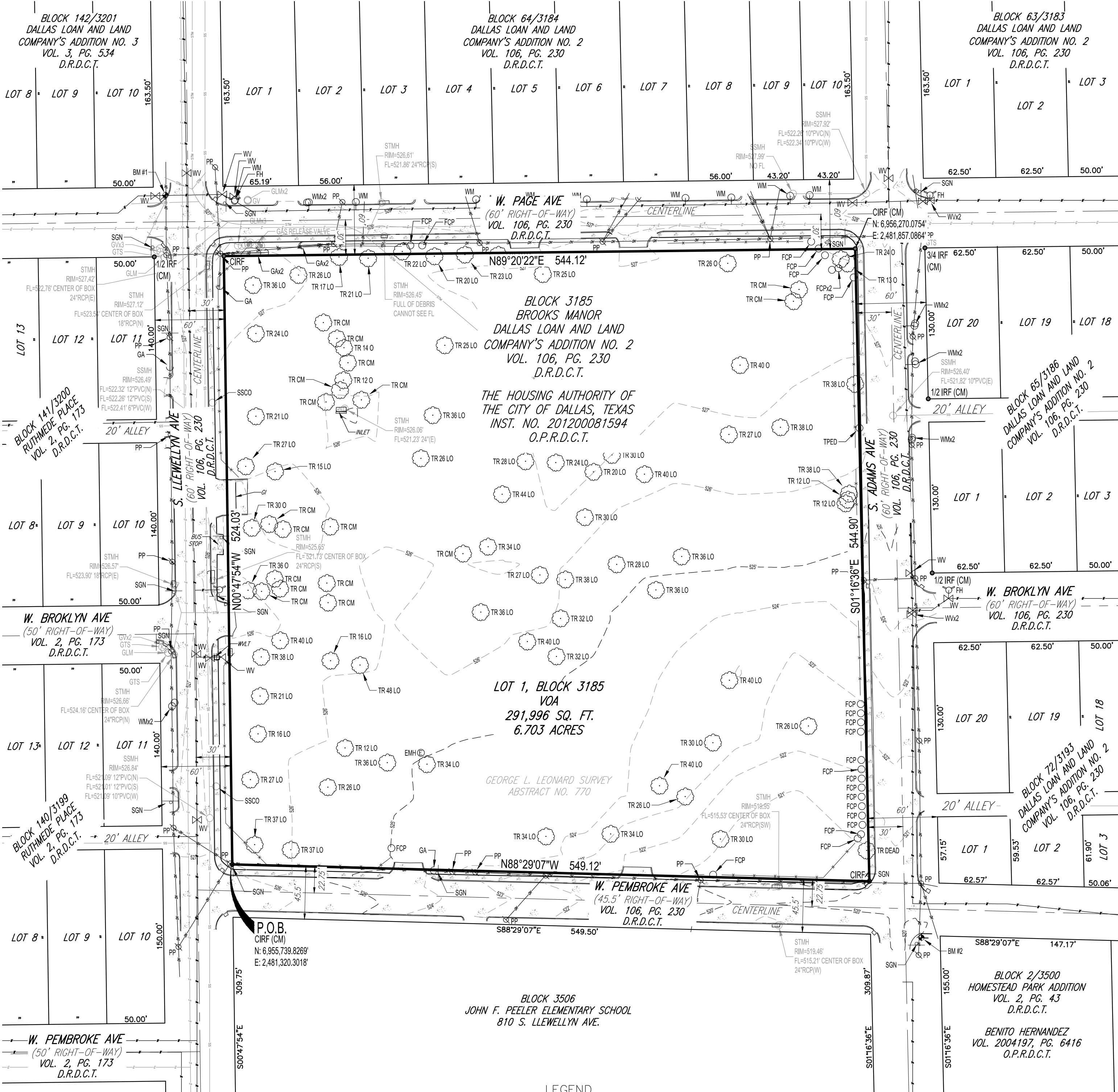
Signature: Timothy J. Lott
Vice President Capital Programs

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Timothy J. Lott, 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 and in the capacity stated.

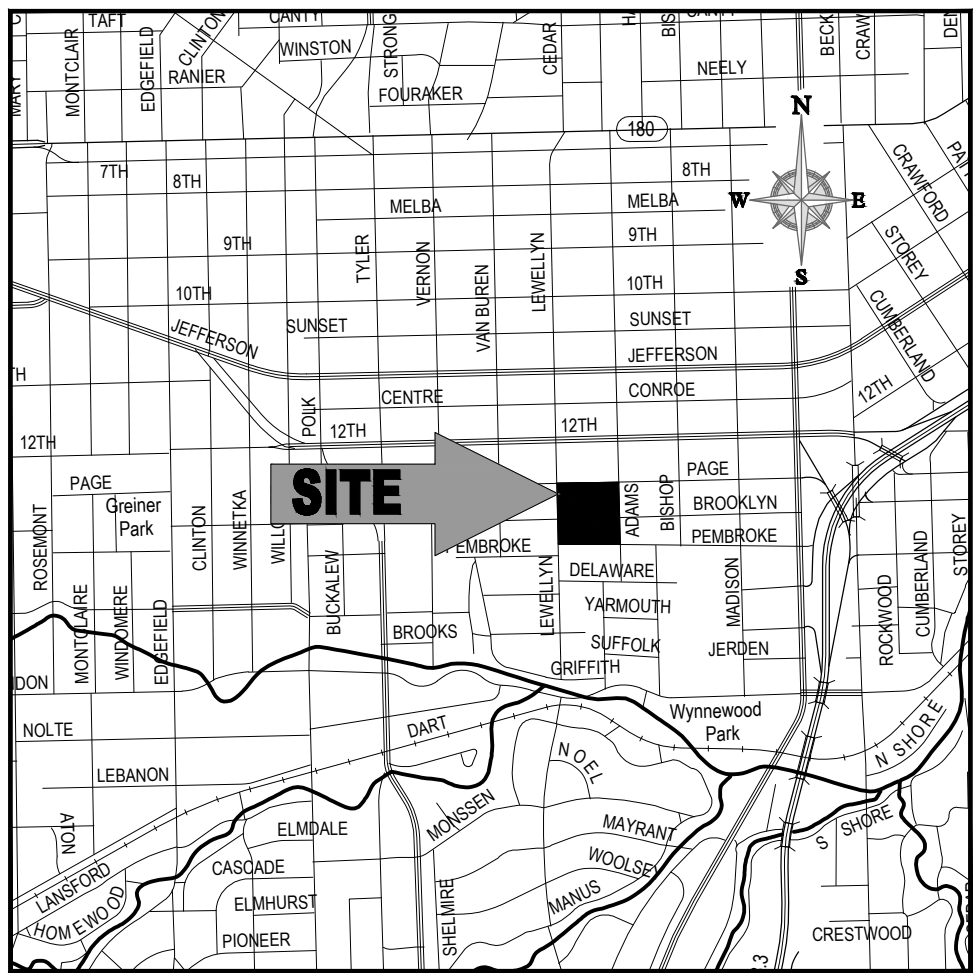
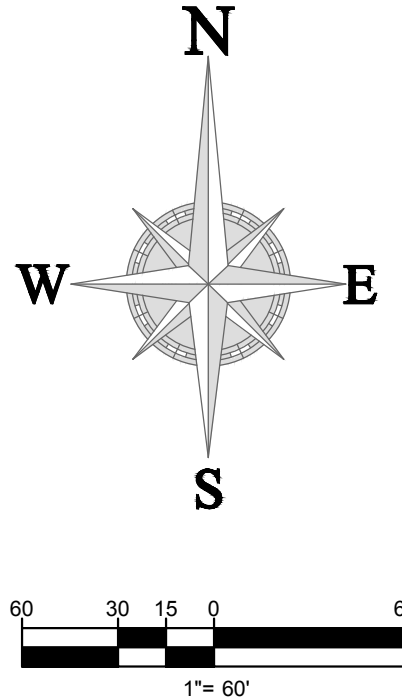
GIVEN under my hand and seal of office this the ____ day of _____, 2021.

Notary Public in and for the State of Texas



LEGEND

P.O.B.	POINT OF BEGINNING	SGN	SIGN
(CM)	CONTROL MONUMENT	SSCO	SANITARY SEWER CLEAN OUT
IRF	IRON ROD FOUND	SSMH	SANITARY SEWER MANHOLE
CIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BOHLER ENG." SET	STMH	STORM WATER MANHOLE
INST. NO.	INSTRUMENT NUMBER	TR	TREE
VOL. , PG.	VOLUME, PAGE	LO	LIVE OAK TREE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	WVLT	WATER VAULT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	CM	CREPE MYRTLE TREE
SQ. FT.	SQUARE FEET	O	SIGN
EMH	ELECTRIC MANHOLE	WM	WATER METER
FCP	FENCE CORNER POST	WV	WATER VALVE
FH	FIRE HYDRANT	CP	CONCRETE PAVEMENT
GA	GUIDE ANCHOR	●	BOLLARD
GLM	GAS LINE MARKER	-X-	EXISTING FENCE LINE
GTS	GAS TEST STATION	-OH-	EXISTING OVERHEAD ELECTRIC WIRE
GV	GAS VALVE	-G-	EXISTING UNDERGROUND GAS LINE
PP	POWER POLE	-STM-	EXISTING UNDERGROUND STORM WATER PIPE
		-SS-	EXISTING UNDERGROUND SANITARY SEWER PIPE
		-W-	EXISTING UNDERGROUND WATER LINE



LOCATION MAP
SCALE: N.T.S.

SURVEYOR'S STATEMENT

I, Billy M. Logsdon, Jr., 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 Engineers and Land Surveyors, 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 _____, 2021

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".
Billy M. Logsdon, Jr.
Texas Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Billy M. Logsdon, Jr., 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 stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2021

Notary Public in and for the State of Texas

GENERAL NOTES:

- State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on grid coordinate values, no scale, and no projection.
- Controlling Monuments: As Shown
- Lot-to-Lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
- The purpose of this plat is to plat a platted city block into a platted lot and block for development.
- The bases of bearings is derived from the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and State law and is subject to fines and/or withholding of utilities and building permits.
- There were no building structures on the subject tract observed in the process of conducting the fieldwork.

PRELIMINARY PLAT
VOA

LOT 1, BLOCK 3185

BROOKS MANOR
ALL OF CITY BLOCK 3185
DALLAS LAND AND LOAN COMPANY'S ADDITION NO. 2
VOL. 106, PG. 230
D.R.D.C.T.

6.703 ACRES OUT OF THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770;
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-560
ENGINEERING NO. 311T-XXXX



300 EAST MIDWAY DRIVE
EULESS, TX 76039
817-529-7300

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD192026	01/06/21	ASA	BL	BL	1" = 60'	1 OF 1

APPLICANT: VOLUNTEERS OF AMERICA, INC. 1660 DUKE STREET ALEXANDRIA, VA 22314 PHONE: (703) 341-7081 CONTACT: LEE GOLDSTEIN	OWNER: DALLAS HOUSING AUTHORITY 3939 N. HAMPTON ROAD DALLAS, TX 75212 PHONE: (214) 951-8316 CONTACT: TIM LOTT	SURVEYOR/ENGINEER: BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: AARON ANDREE
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