

J.P. NARBOE SURVEY
ABSTRACT No. 1079

GENERAL NOTES:

- Lot to lot drainage will not be allowed without Engineering Section approval.
- Basis of Bearing-Based on the North line (N 88°57'47" E) of Lot 1R, of the Freemont Addition, an Addition to the City of Dallas Plat Books
- The purpose of this plat is to create one lot from three lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North America Datum of 1983 on grid coordinates values, no scale and no projection.
- There is Not an Storm Water within 150 foot of property. Subject property uses Septic.
- No Structure onsite

LEGEND & ABBREVIATIONA

D.R.D.C.T.	Deed Records, Dallas County, Texas
CM	Controlling Monument
IRF	Iron Rod Found
CIRS	Iron Rod Set with Yellow Plastic Cap Stamped "SANDS"
R.O.W	Right-of-Way
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.P.R.D.C.T.	Map or Plat Records, Dallas County, Texas

LEGEND & ABBREVIATIONA

Center Line of Road	---
Waste Water	- - - - -
Water Line	- · - · -
Storm Drainage	- · - · -
Water	(W)
Manhole	(MH)
Fire Hydrant	(FH)

OWNER:
AMAR WALIA INVESTMENT INC
519 BELLAH DR
IRVING, TEXAS 75062

SANDS SURVEYING CORPORATION
2724 W. Northwest Highway Suite 204
Dallas, Texas 75220
(214) 919-7883 fax
(817) 803-6139 fax
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SCALE: 1"=20'
DATE: 12/6/2019
W.D.: 1911226
DRAWN BY: AS
CHECKED BY: SC

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Texas Firm Registration No. 1001400

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Amar Walia Investment, Inc.** does hereby adopt this plat, designating the herein described property as **Amar 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, clean outs, 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, Dallas county, Texas.

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2020

AMAR WALIA INVESTMENT INC.

By: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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

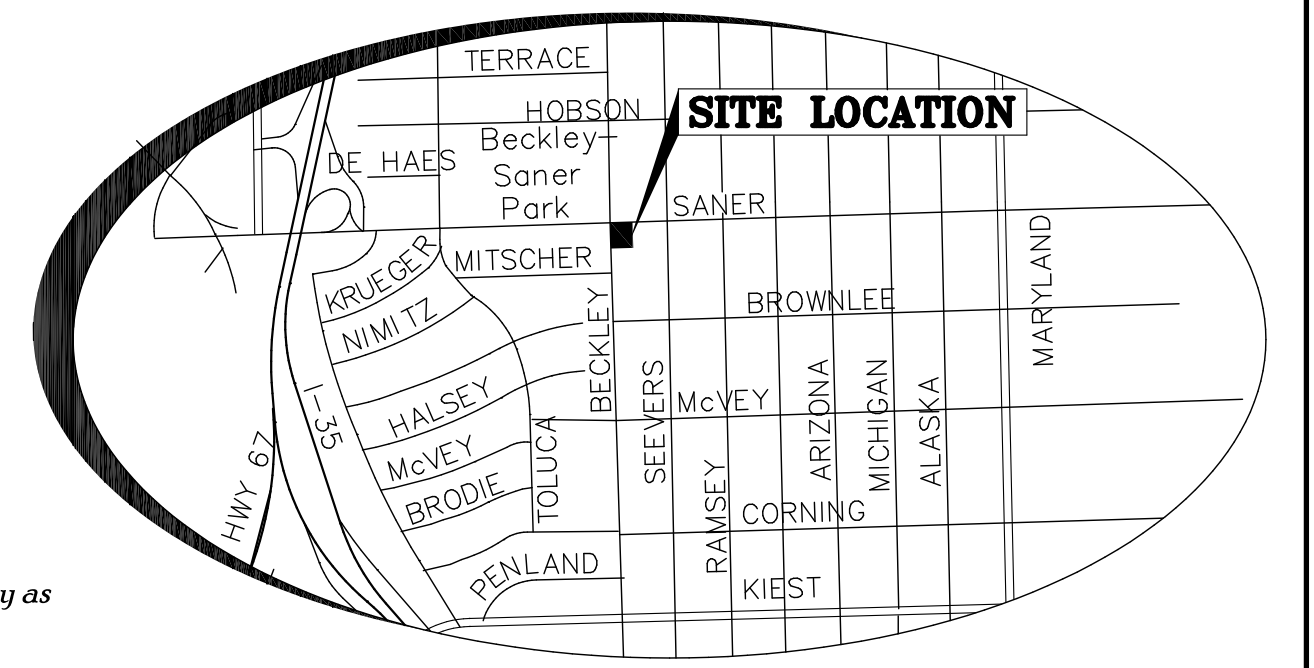
THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT

I, _____, 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 _____, 20____
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
(Signature) _____
J. Scott Cole
Texas Registered Professional Land Surveyor No. 5411



VICINITY MAP
1" = 1000'

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, **Amar Walia Investment Inc.** is the sole owner of a tract of land located in the J.P. NARBOE ABSTRACT NO. 1079 City of Dallas, Dallas County, Texas and being all of Lots 1, 2, and 3, Block 1/4103 described in Freemont Addition, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 2, Page 142, of the Map or Plat Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" found for corner at the Northwest corner of Lot 1, Block 1/4103 of said Freemont Addition and being at the intersection of the East line of S. Beckley Avenue (45' Right-of-Way) with the South line of W. Saner Avenue (50' wide Right-of-Way);

THENCE North 88°57'47" East with the North line of said Lot 1, same being and the South line of said W. Saner Avenue a distance of 145.30 feet to an "X" set for corner at the Northeast corner of said Lot 1 same being the intersection of the South line of said W. Saner Avenue and the West line of an Alley (15' Right-of-Way);

THENCE South 00°45'04" East with the East line of said Lot 1 at a distance of 50.00 feet to a 1/2" capped iron rod marked "SANDS" found for corner at the Northeast corner of Lot 2, Block 1/4103 of said Freemont Addition and continuing with the East line of said Lot 2 at a distance of 100.00 feet to a 1/2" capped iron rod marked "SANDS" found for corner at the Northeast corner of Lot 3, Block 1/4103 of said Freemont Addition and continuing with the East line of said Lot 3 a total distance of 150.00 feet, to a 1/2" capped iron rod marked "SANDS" found for corner at the Southeast corner of said Lot 3 same being the Northeast corner of Lot 4, Block 1/4103 of said Freemont Addition;

THENCE South 88°57'47" West with the South line of said Lot 3, same being the North line of said Lot 4 a distance of 145.30 feet to a 1/2" iron rod marked "SANDS" found for corner at the Southwest corner of said Lot 3, same being the Northwest corner of said Lot 4;

THENCE North 00°45'04" West with the West line of said Lot 3 at a distance of 50.00 feet passing an "X" found for corner at the Northwest corner of said Lot 3 and continuing with the West line of said Lot 2 at a distance of 100.00 feet passing an "X" found for corner at the Northwest corner of said Lot 2 and continuing with the East line of said Lot 1 a total distance of 150.00 feet, back to the POINT OF BEGINNING and containing 21,795 square feet or 0.500 acres, more or less.

PRELIMINARY PLAT
Amar Addition
Lot 1R, Block 1/4103
of
Replat of Freemont Addition
Lots 1, 2, and 3, Block 1/4103
J. P. Narboe Survey, Abstract No. 1079
City of Dallas,
Dallas County, Texas
City File Plan No. S190-069