

SURVEYOR'S STATEMENT

I, Thomas W. Mauk, 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 AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 1/22/2020

Thomas W. Mauk  
Texas Registered Professional Land Surveyor No. 5119

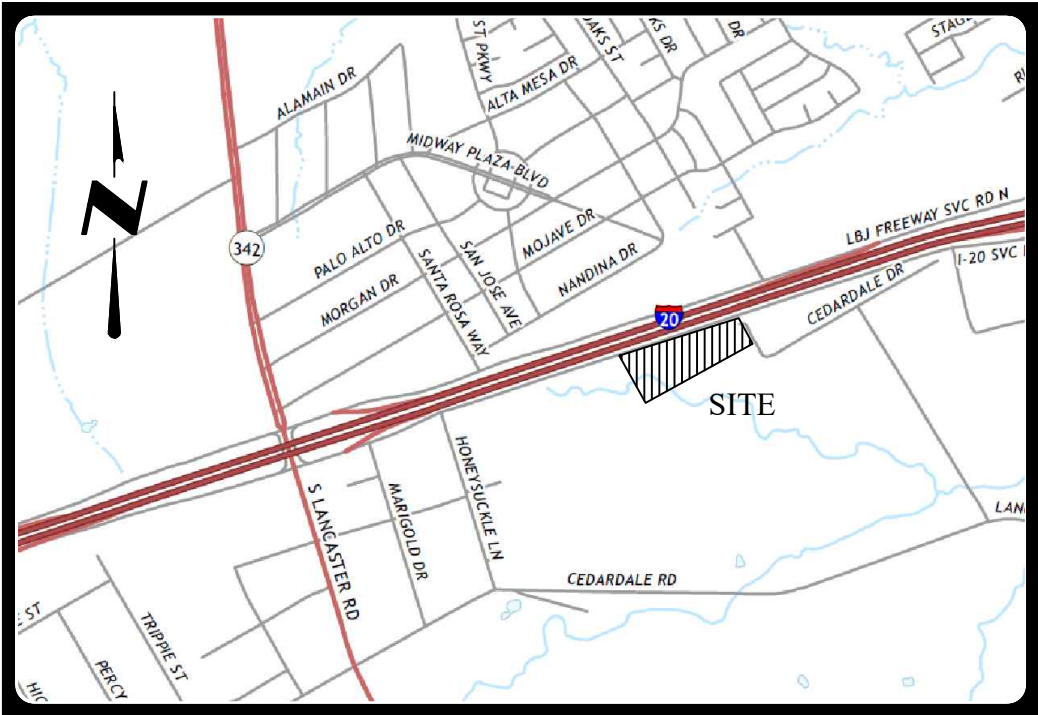
STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

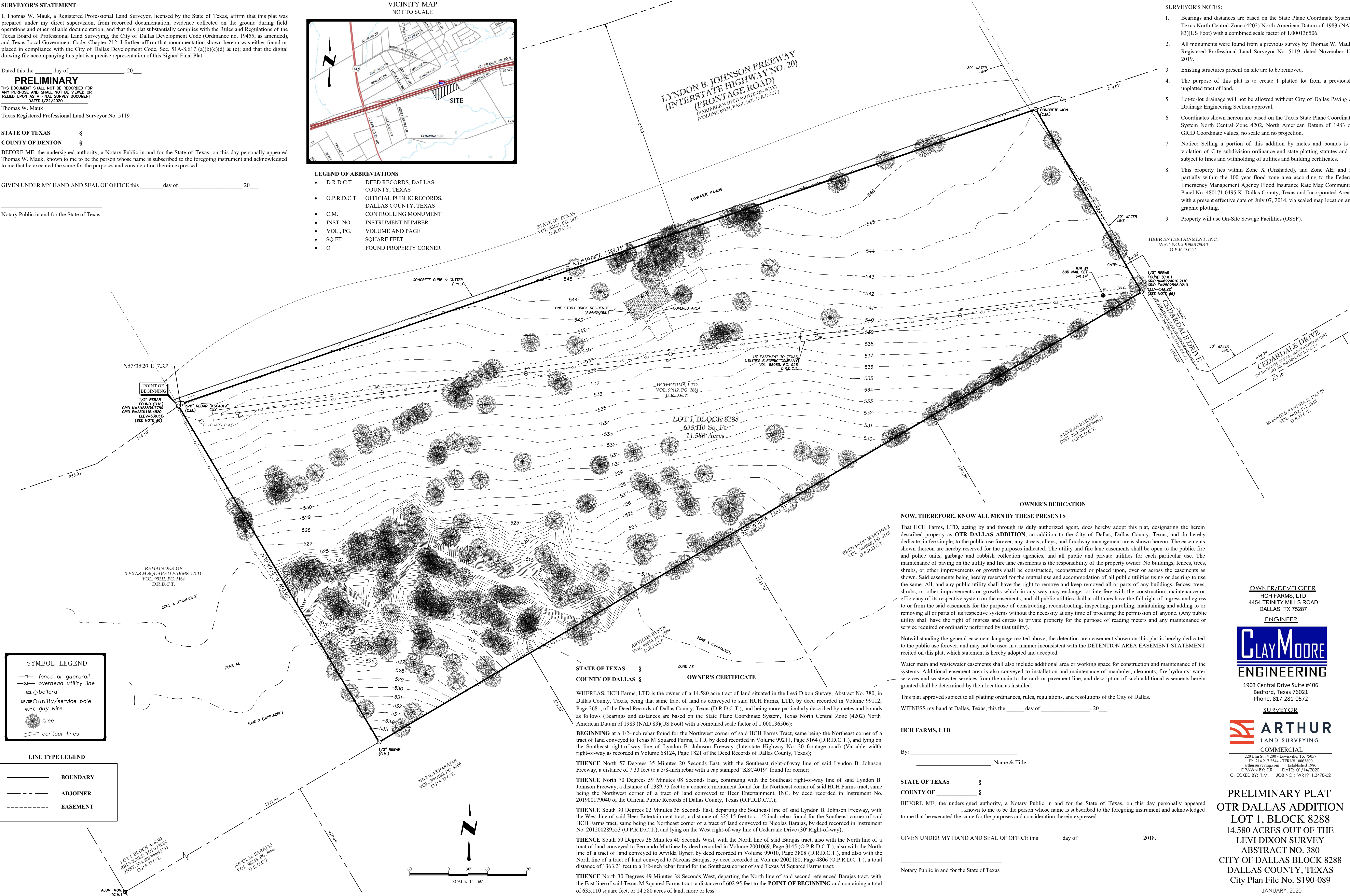
Notary Public in and for the State of Texas

VICINITY MAP  
NOT TO SCALE



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQ.FT. SQUARE FEET
- O FOUND PROPERTY CORNER



SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506.
- All monuments were found from a previous survey by Thomas W. Mauk, Registered Professional Land Surveyor No. 5119, dated November 12, 2019.
- Existing structures present on site are to be removed.
- The purpose of this plat is to create 1 platted lot from a previously unplatted tract of land.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Coordinates shown hereon are based on the Texas State Plane Coordinate System North Central Zone 4202, North American Datum of 1983 on GRID Coordinate values, no scale and no projection.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- This property lies within Zone X (Unshaded), and Zone AE, and is partially within the 100 year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480171 0495 K, Dallas County, Texas and Incorporated Areas, with a present effective date of July 07, 2014, via scaled map location and graphic plotting.
- Property will use On-Site Sewage Facilities (OSSF).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That HCH Farms, LTD, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **OTR DALLAS 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 hereon. 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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 \_\_\_\_\_, 20\_\_\_\_.

HCH FARMS, LTD

By: \_\_\_\_\_  
\_\_\_\_\_, Name & Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

OWNER/DEVELOPER

HCH FARMS, LTD  
4454 TRINITY MILLS ROAD  
DALLAS, TX 75287

ENGINEER

**CLAY MOORE**  
ENGINEERING

1903 Central Drive Suite #406  
Bedford, Texas 76021  
Phone: 817-281-0572

SURVEYOR

**ARTHUR**  
LAND SURVEYING  
COMMERCIAL  
220 Elm St., # 200 - Lewisville, TX 76057  
Ph. 214.217.2544 - T/Fax 1068380  
arthur@arthur-surveying.com Established 1986  
DRAWN BY: E.R. DATE: 01/14/2020  
CHECKED BY: T.M. JOB NO.: WR1911.3478-02

**PRELIMINARY PLAT**  
**OTR DALLAS ADDITION**  
**LOT 1, BLOCK 8288**  
**14.580 ACRES OUT OF THE**  
**LEVI DIXON SURVEY**  
**ABSTRACT NO. 380**  
**CITY OF DALLAS BLOCK 8288**  
**DALLAS COUNTY, TEXAS**  
**City Plan File No. S190-089**  
- JANUARY, 2020 -