

GENERAL NOTES:

- The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
- The purpose of this plat is to create one lot for development out of Block 132/3127.
- The maximum number of lots permitted by this plat is one.
- Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
- *The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.
- There are no existing offsite buildings within five (5) feet of the proposed platted property lines.

ADJOINER OWNER INFORMATION:

- N. TRAN—QUACH, LLC, Inst. No. 200900100448 ~ D.R.D.C.T.
O. TRAN—QUACH, LLC, Inst. No. 200900100448 ~ D.R.D.C.T.
P. JUSTINO MAYA, Inst. No. 20080018690 ~ D.R.D.C.T.
Q. JAMES BRYANT McSWAIN, BONNIE JEAN McSWAIN AND BILLY RUSSELL McSWAIN
Vol. 2005116, Pg. 2371 ~ D.R.D.C.T.

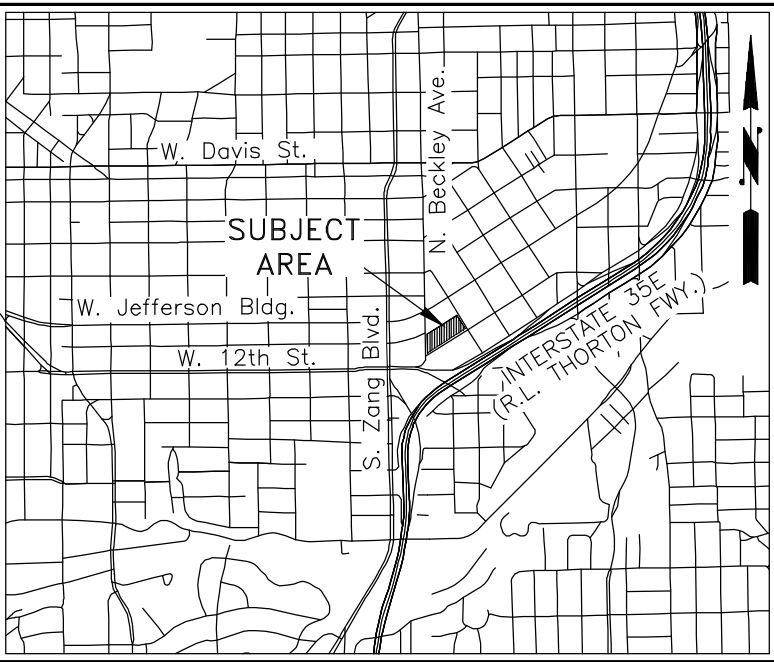
FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0480K (effective date July 7, 2014) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

LEGEND

- BOUNDARY LINE
ADJOINER BOUNDARY LINE
INNER LOT LINE
EASEMENT LINE
SURVEY ABSTRACT LINE

VICINITY MAP
NOT TO SCALE



OWNER'S VESTING DEEDS:

- A. COUNTY OF DALLAS, Vol. 5402, Pg. 673 ~ D.R.D.C.T.
B. COUNTY OF DALLAS, Vol. 3760, Pg. 545 ~ D.R.D.C.T.
C. COUNTY OF DALLAS, Vol. 5710, Pg. 144 ~ D.R.D.C.T.
D. COUNTY OF DALLAS, Vol. 5703, Pg. 104 ~ D.R.D.C.T.
E. COUNTY OF DALLAS, Vol. 5702, Pg. 95 ~ D.R.D.C.T.
F. COUNTY OF DALLAS, Vol. 59, Pg. 1086 ~ D.R.D.C.T.
G. COUNTY OF DALLAS, Vol. 5950, Pg. 62 ~ D.R.D.C.T.
H. COUNTY OF DALLAS, Vol. 75143, Pg. 946 & Vol. 76063, Pg. 2070 ~ D.R.D.C.T.
I. COUNTY OF DALLAS, Vol. 80087, Pg. 3012 ~ D.R.D.C.T.
J. COUNTY OF DALLAS, Vol. 78152, Pg. 4297 ~ D.R.D.C.T.
K. COUNTY OF DALLAS, Vol. 80044, Pg. 272 ~ D.R.D.C.T.
L. COUNTY OF DALLAS—Tract IV, Vol. 79106, Pg. 514 ~ D.R.D.C.T.
M. COUNTY OF DALLAS—Tract V, Vol. 79106, Pg. 514 ~ D.R.D.C.T.

ABBREVIATIONS:

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
D.P. & L. = Dallas Power & Light Company
S.W.B.T. = Southwestern Bell Telephone Company
CM = Controlling Monument
IRF = 1/2" Iron Rod Found
IRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701"
MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

OWNER:

COUNTY OF DALLAS
Contact: Jonathon Bazan
411 Elm Street, 2nd Floor
Dallas, Texas 75202
214-653-6490
Jonathon.Bazan@dallascounty.org

SURVEYOR:

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

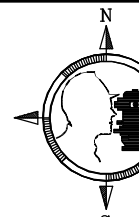
PRELIMINARY PLAT

GATEWAY AT OAK CLIFF ADDITION
LOT 5, BLOCK 132/3127
132,488 Sq. Ft./3.041 Ac.

being a replat of Lots 5-9, of Block 132/3127
Dallas Land and Loan Company Addition
No. One To Oak Cliff

recorded in Volume 93, Page 277-78, Plat Records,
Dallas County Texas,
situated in the
William H. Hord Survey, Abstract No. 560
City of Dallas, Dallas County, Texas

City Plan File Number: S201-584



RINGLEY & ASSOCIATES, INC.

SURVEYING MAPPING PLANNING
Texas Firm Registration No. 10061309
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	02/04/2021	1" = 40'	2020032	2020032-PP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE COUNTY OF DALLAS is the owner of those certain tracts of land, situated in the City of Dallas, in the William H. Hord Survey, Abstract No. 560 of Dallas County, Texas and being all of Lots 5 through 9, Block 132/3127 of Dallas Land & Loan Company Addition No. One to Oak Cliff (now a part of the City of Dallas) according to the map thereof, recorded June 26, 1888 in Volume 93, Page 277-278, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being the same land described in the following documents: 1.) Tracts IV and V, described in a Judgement Of Court In Absence Of Objection, Cause No. CC-78-4177-a to the County of Dallas, dated May 9, 1978 and recorded in Volume 79106, Page 514, Deed Records, Dallas County, Texas (D.R.D.C.T.); 2.) Condemnation Judgement, Cause No. CC-78-4708-d to the County of Dallas, dated April 9, 1980 and recorded in Volume 80087, Page 3012, D.R.D.C.T.; 3.) Judgement Of Court In Absence Of Objection, Cause No. CC-75-7236-d to the County of Dallas, dated May 29, 1975 and recorded in Volume 75143, Page 946 and Volume 76063, Page 2070, D.R.D.C.T.; 4.) Deed to the County of Dallas, dated January 10, 1963, recorded in Volume 5950, Page 62, D.R.D.C.T.; 5.) Deed to the County of Dallas, dated May 1, 1963, recorded in Volume 59, Page 1086, D.R.D.C.T.; 6.) Deed to the County of Dallas, dated January 15, 1962, recorded in Volume 5702, Page 95, D.R.D.C.T.; 7.) Deed to the County of Dallas, dated January 10, 1962, recorded in Volume 5703, Page 104, D.R.D.C.T.; 8.) Deed to the County of Dallas, dated January 10, 1962, recorded in Volume 5710, Page 144, D.R.D.C.T.; 9.) Warranty Deed to the County of Dallas, dated November 14, 1952, recorded in Volume 3760, Page 545, D.R.D.C.T.; 10.) Warranty Deed to the County of Dallas, dated August 18, 1960, recorded in Volume 5402, Page 673, D.R.D.C.T.; 11.) Right-of Way Deed to the County of Dallas, dated June 29, 1978, recorded in Volume 78152, Page 4297, D.R.D.C.T.; 12.) Judgement by Eminent Domain, Cause No. CC-78-4807-c to the County of Dallas, dated February 7, 1980, recorded in Volume 80044, Page 272, D.R.D.C.T. and the consolidation of the above described Lots being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the northwest right-of-way line of Twelfth Street (60' wide public right-of-way) and the southwest right-of-way line of Cumberland Street (60' wide public right-of-way) for the southeast corner of the above described Lot 5, Block 132/3127;

THENCE: South 57 deg. 31 min. 51 sec. West, along the common line of said Twelfth Street and said Lots 5, 6, 7, 8 and 9, Block 132/3127, at a distance of 625.37 feet, passing a 3/4 inch iron rod found and continuing for a total distance of 649.05 feet to a mag nail with a steel washer, stamped "RPLS 4701", set in a concrete sidewalk for the southwest corner of said Lot 9, Block 132/3127, at the intersection of the northwest right-of-way line of said Twelfth Street and the east right-of-way line of Beckley Avenue (variable width public right-of-way);

THENCE: North 01 deg. 14 min. 54 sec. West, along the common line of said Beckley Avenue and said Lot 9, a distance of 267.20 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", set for the northwest corner of said Lot 9, Block 132/3127, at the intersection of the east right-of-way line of said Beckley Avenue and the southeast line of a 20 foot wide public alley;

THENCE: North 57 deg 31 min. 51 sec. East, along the common line of said 20 foot public alley and said Lots 9, 8, 7, 6 and 5, Block 132/3127, a distance of 510.56 feet to a 1/2 inch iron rod topped with a plastic cap, stamped "RPLS 4701", set for the northeast corner of the above mentioned Lot 5, Block 132/3127, at the intersection of the southeast line of said 20 foot public alley and the southwest right-of-way line of the above described Cumberland Street;

THENCE: South 32 deg. 28 min. 09 sec. East, along the common line of said Cumberland Street and said Lot 5, Block 132/3127, a distance of 228.50 feet to the POINT OF BEGINNING and containing 132,488 square feet or 3.041 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE COUNTY OF DALLAS, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **GATEWAY AT OAK CLIFF** 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 use of the property owner. The utility easements shall be for the use of the utility and the 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 buildings, fences, trees, shrubs, or other improvements or growths which may be an obstruction to the use of the easements for the purpose intended. The utility shall have the right to install, maintain, repair, patroling, 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).

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, _____, 2021.

By: COUNTY OF DALLAS, TEXAS

By: _____
Jonathon Bazan
Assistant County Administrator

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JONATON BAZAN, 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, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

1. Lawrence H. Ringley, 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-8.61f (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

RELEASED 02/04/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
Texas Registered Professional
Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, 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, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER:

COUNTY OF DALLAS
Contact: Jonathon Bazan
411 Elm Street, 2nd Floor
Dallas, Texas 75202
214-653-6490

Jonathon.Bazan@dallascounty.org

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<i>Mark Naab</i>	02/04/2021	1" = 40'	2020032	2020032-PP.DWG	2 of 2