

COUNTY OF DALLAS
VOL. 2416, PG. 275
D.R.D.C.T.

SCHOOL SITE AND PLAYGROUND
FIRST INSTALLMENT OF URBANDALE
VOL. 3, PG. 403
M.R.D.C.T.

SANJUANA HIDALGO TORRES
VOL. 2003138, PG. 16554
D.R.D.C.T.

PART OF LOT 104, BLOCK 5823
FIRST INSTALLMENT OF URBANDALE
VOL. 3, PG. 403
M.R.D.C.T.

TEXAS INTERURBAN RAILWAY RIGHT-OF-WAY
TO COUNTY OF DALLAS, TEXAS
VOL. 2158, PG. 314
D.R.D.C.T.

40' RIGHT-OF-WAY DEDICATION
VOL. 24, PG. 91
M.R.D.C.T.

GENERAL NOTES:

1. BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM THE REMAINDER OF A PLATTED LOT.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ELEVATIONS ARE BASED ON CITY OF DALLAS BENCHMARKS:
48-N-1S: STANDARD WATER DEPARTMENT BENCHMARK ON CONCRETE CURB AT THE SOUTHWEST CORNER OF DONNA DRIVE AND MILITARY PARKWAY, ELEV.=512.96'
48-J-1S: STANDARD WATER DEPARTMENT BENCHMARK ON NORTH CONCRETE CURB OF EVERGLADE ROAD AND 80' WEST OF THE CENTERLINE OF JIM MILLER ROAD, ELEV.=514.34'

LEGEND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SANJUANA HIDALGO TORRES, is the owner of that certain tract of land situated in the Samuel Beeman Survey, Abstract No. 68, City of Dallas, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Sanjuana Hidalgo Torres, by General Warranty Deed recorded in Volume 2003138, Page 16554, Official Public Records, Dallas County, Texas, and being a portion of the remainder of Lot 105, Block 5823, First Installment of Urban Dale, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 403, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod will yellow cap stamped "Surveying Associates" found for the northeast corner of said Torres tract, same being the northeast corner of the remainder of said Lot 105, same being the northwest corner of Lot 105-A, Block 5823, The Garrett Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85240, Page 3263, said Deed Records, Dallas County, Texas, same being in the southerly right-of-way line of Ireland Avenue (50 foot right-of-way);

THENCE South 03 deg. 55 min. 26 sec. West, along the common line of said Torres tract, and said Lot 105-A, and through the interior of said Lot 105, a distance of 111.69 feet to a 1/2 inch iron rod will yellow cap stamped "Surveying Associates" found for the southeast corner of said Torres tract, same being the southwest corner of said Lot 105-A, same being in the southerly line of the remainder of said Lot 105, same being in the northerly right-of-way line of Military Parkway (190 foot right-of-way);

THENCE North 79 deg. 12 min. 03 sec. West, along the common line of said Torres tract, the remainder of said Lot 105, and said Military Parkway, a distance of 83.55 feet to a 1/2 inch iron rod will yellow cap stamped "Surveying Associates" found for the southwest corner of the remainder of said Lot 105, same being the southeast corner of the remainder of Lot 104, Block 5823, aforesaid First Installment of Urban Dale;

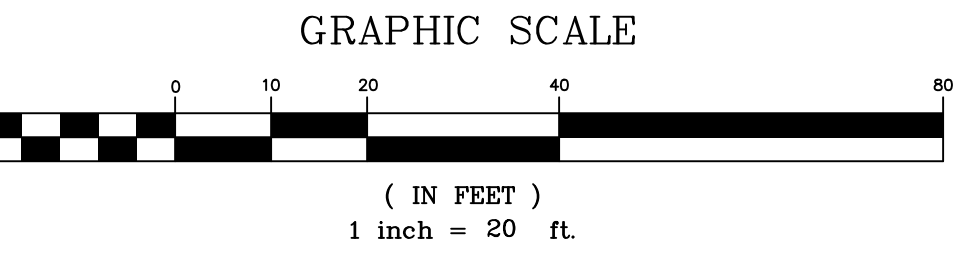
THENCE North 10 deg. 45 min. 06 sec. East, along the common line of said Lot 105 and said Lot 104, a distance of 115.62 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 105, same being in the northerly line of said Torres tract, same being the northeast corner of said Lot 104, same being in the southerly right-of-way line of aforesaid Ireland Avenue, same being the beginning of a non-tangent curve to the left, having a radius of 70.70 feet and a central angle of 22 deg. 46 min. 30 sec.;

THENCE along the common line of said Torres tract, said Lot 105, and said Ireland Avenue as follows:
Along said non-tangent curve to the left, an arc distance of 28.10 feet and a chord bearing and distance of South 68 deg. 27 min. 06 sec. East, 27.92 feet to a 1/2 inch iron rod will yellow cap stamped "Surveying Associates" found for angle point;
South 79 deg. 50 min. 21 sec. East, a distance of 42.85 feet to the POINT OF BEGINNING and containing 8,551 square feet or 0.196 acre of computed land, more or less.

- LEGEND
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 - IRF - IRON ROD FOUND
 - INST. NO. - INSTRUMENT NUMBER
 - VOL. - VOLUME
 - PG. - PAGE
 - C.M. - CONTROLLING MONUMENT
 - Y.C. - YELLOW PLASTIC CAP

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM WATER LINE
	GAS LINE
	STREET CENTERLINE



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, SANJUANA HIDALGO TORRES DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MILITARY IRELAND 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 AND UPON 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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, TEXAS.

EXECUTED THIS _____ DAY OF _____ 2019.

BY: _____
NAME: SANJUANA HIDALGO TORRES, OWNER

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 SANJUANA HIDALGO TORRES, OWNER KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 _____ 2019.
PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 02/06/2019
TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
MILITARY IRELAND ADDITION
LOT 105-B, BLOCK 5823
BEING A REPLAT OF THE REMAINDER OF LOT 105, BLOCK 5823
FIRST INSTALLMENT OF URBANDALE, VOLUME 3, PAGE 403 M.R.D.C.T.
SAMUEL BEEMAN SURVEY, ABSTRACT NO. 68
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-115
THIS PLAT FILED IN INSTRUMENT NO. _____

JOB NO.:	18-0908	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE:	1/10/2019		
FIELD DATE:	10/11/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 20'		
FIELD:	P.H.	214-941-9412	Texas Society of Professional Surveyors
DRAWN:	N.T.K.		
CHECKED:	T.R.M.	FIRM No. 100999-00	Member Since 1977