

THENCE along said curve to the right and the Northeast line of said New Church Road, an arc feet to a 3 inch aluminum disk set over 1/2 inch iron rod set for corner; length of 68.01

THENCE North 56 degrees 37 minutes 50 seconds West along the Northeast line of said New Church Road, a distance of 159.94 feet to the POINT OF BEGINNING and containing 45,425 square feet or 1.04 acres of land

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Theodore Kerico and Ruth Kerico, do hereby adopt this plat, designating the herein described property of as **KERICO 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 of the property owner. No buildings, tences, trees, shrubs, or other improvements is the responsibility of the property owner. No buildings, tences, trees, shrubs, or other improvements 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system on the easements for the purpose of constructing, reconstructing, 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).

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inch

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. my hand at Dallas,

Texas, this the

day

2019.

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ME, the undersigned, cknown to me to be the that he/she executed the the a Notary I ne person v the same Public in and whose name for the purp in and for said name is subscrik purposes and c d County and State on this day cribed to the foregoing instrument considerations therein expressed appears Theodore it and acknowledged

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

Public

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and

for

Dallas

County,

STATE OF COUNTY O

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TEXAS

BEFORE Kerico I ME, the undersigned, a Notary Public in and for said County and State on this day a known to me to be the person whose name is subscribed to the foregoing instrument that he/she executed the same for the purposes and considerations therein expressed. appears Ruth it and acknowledged

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Public in and for Dallas County,

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 ______ RELEASED FOR REVIEW 2/28/19 PRELIMINARY, THIS PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS 2019. NOT BE A FINAL RECORDED FOR ANY SURVEY DOCUMENT.

Bryan Connally Texas Registered Professional Land Surveyor No.

유 유 TEXAS DALLAS

BEFORE ME, the undersigned, a Notary Public in and for appeared Bryan Connally known to me to be the person and acknowledged to me that he executed the same for that the statements in the foregoing certificate are true. the said County and State, on this day personally whose name is subscribed to the foregoing instrument the purpose therein expressed and under oath stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

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PRELIMINARY PLAT

KERICO ADDITION

LOT 3-AA, BLOCK N/8092

45,425 SQ.FT. / 1.04 ACRES

ING A REPLAT OF A PORTION OF LOT 3A, BLOCK N/8092

HARRISON HUSTEAD SURVEY, ABSTRACT NO. 587

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-163

THEODORE KERICO & RUTH KERICO
1430 MEANDRO RIA LANE
MCKINNEY, TEXAS 75069
214-340-1200

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
C F 214.349.2216
S Firm No. 10168800
www.cbginctx.com

2/20/19 / JOB NO.

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