



LEGEND

R.O.W. .... RIGHT-OF-WAY  
 D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS  
 INST. .... INSTRUMENT  
 NO. .... NUMBER  
 (CM) .... CONTROLLING MONUMENT  
 FD. .... FOUND  
 I.R. .... IRON ROD  
 I.P. .... IRON PIPE  
 C/L .... CHAIN LINK  
 WM .... WATER METER  
 WV .... WATER VALVE  
 GW .... GUY WIRE  
 O/H .... OVERHEAD  
 GM .... GAS METER  
 SAN MH .... SANITARY SEWER MANHOLE  
 STM MH .... STORM SEWER MANHOLE  
 PP .... POWER POLE  
 FH .... FIRE HYDRANT  
 CO .... CLEANOUT  
 CONC. .... CONCRETE

LOT AREA TABLE

LOT 30A	10,516 SQ. FT. OR 0.241 ACRES - GROSS AREA
	8,844 SQ. FT. OR 0.203 ACRES - NET AREA MINUS SHARED ACCESS AREA
LOT 30B	8,983 SQ. FT. OR 0.206 ACRES - GROSS AREA
	7,509 SQ. FT. OR 0.172 ACRES - NET AREA MINUS SHARED ACCESS AREA
LOT 30C	9,265 SQ. FT. OR 0.213 ACRES - GROSS AREA
	7,637 SQ. FT. OR 0.175 ACRES - NET AREA MINUS SHARED ACCESS AREA
LOT 30D	7,536 SQ. FT. OR 0.173 ACRES

- GENERAL NOTES:
- Reference Bearing for the northwest R.O.W. line of Ferguson Road, S16°41'00" W, per plat recorded in Volume 29, Page 211 M.R.D.C.T.
  - Lot to lot drainage will not be allowed without engineering section approval.
  - The purpose of this plat is to create 4 Lots from 1 existing Lot.
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
  - No structures on site.

OWNER'S CERTIFICATE

STATE OF TEXAS:  
 COUNTY OF DALLAS:

WHEREAS SAPIENZA, LLC is the owner of Lot 30, Block C/7404 of FERGUSON HEIGHTS ADDITION NO. 3, REVISED, an addition to the City of Dallas, Texas, recorded in Volume 29, Page 211 of the Map Records of Dallas County, Texas, and being situated in the Jacob Hart Survey, Abstract No. 577, and being all of that same tract of land described in Assumption Deed as Tract Four to Sapienza, LLC, recorded in Instrument No. 201700086778 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the common northeast corner of Lot 30, Block C/7404 and the southeast corner of Lot 1, Block A/7404 of said Ferguson Heights Addition No. 3, Revised; said point being in the west R.O.W. line of Ferguson Road (a 90' R.O.W.), and being S 16°41'00" W, 128.45' from the present intersection of the west line of Ferguson Road with the south R.O.W. line of Larry Drive (a 50' R.O.W.);

THENCE S 16°41'00" W, 139.00' along the west line of Ferguson Road to a 1/2" iron rod found at the common southeast corner of Lot 30 and the northeast corner of Lot 29, Block C/7404 of said Ferguson Heights Addition No. 3, Revised;

THENCE N 73°19'00" W, 8.03' along the south line of said Lot 30 and the north line of said Lot 29 to a 1/2" iron rod found for corner at the beginning of a tangent curve to the right having a central angle of 09°00'00" and a radius of 1085.76' (Chord bearing N 68°49'00" W, 170.38');

THENCE around said curve and along the south line of Lot 30 and the north line of Lots 29, 28 and 27, Block C/7404 of said Ferguson Heights Addition No. 3, Revised, a distance of 170.55' to a 1/2" iron rod found for corner;

THENCE N 64°19'00" W, 112.13' along the south line of Lot 30 and the north line of Lots 27 and 26, Block C/7404 of said Ferguson Heights Addition No. 3, Revised to a 5/8" iron rod found for corner in the east line of Lot 5, Block A/7404 of said addition;

THENCE N 06°18'26" W, 41.21' along the west line of Lot 30, Block C/7404 and the east line of Lot 5, Block A/7404 of said addition to a 1/2" iron rod found for corner;

THENCE N 44°59'00" E, 35.22' along the west line of Lot 30, Block C/7404 and the east line of Lot 5, Block A/7404 of said addition to a 1/2" iron rod found for corner;

THENCE N 72°41'00" E, 70.00' along the west line of Lot 30, Block C/7404 and the east line of Lots 5 and 4, Block A/7404 of said addition to a 3/4" iron rod found for corner;

THENCE S 73°19'00" E, 230.00' along the north line of Lot 30, Block C/7404 and the south line of Lots 4, 3, 2 and 1, Block A/7404 of said addition to the Point of Beginning and containing 36,299 square feet or 0.833 acres of land.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SAPIENZA, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PALATINE PLACE**, 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, 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 \_\_\_\_\_, 2019.

SAPIENZA, LLC

Jorge Goldsmit, Managing Member

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Jorge Goldsmit, 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 the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas.

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas.

SHARED ACCESS DEVELOPMENT  
 PRELIMINARY PLAT  
 PALATINE PLACE  
 LOTS 30A, 30B, 30C AND 30D, BLOCK C/7404

A REPLAT OF LOT 30, BLOCK C/7404 OF FERGUSON HEIGHTS NO. 3, REVISED, SITUATED IN THE JACOB HART SURVEY, ABSTRACT NO. 577, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 189-187

OWNER/DEVELOPER

SAPIENZA, LLC  
 6333 E. MOCKINGBIRD LN.  
 SUITE 147-745  
 DALLAS, TEXAS 75214  
 PH. 214-245-5357

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 DALLAS, TEXAS 75228 214-321-0569