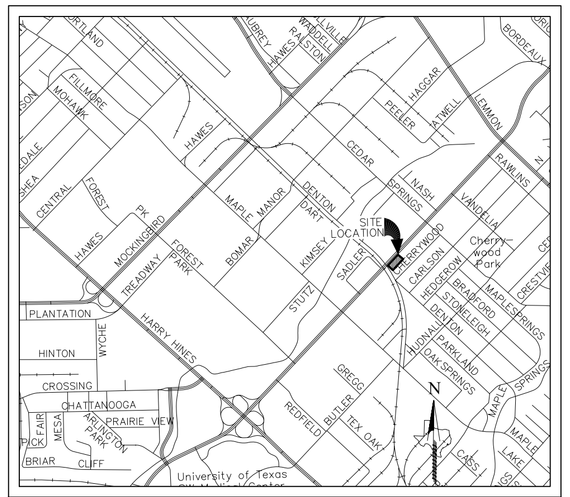
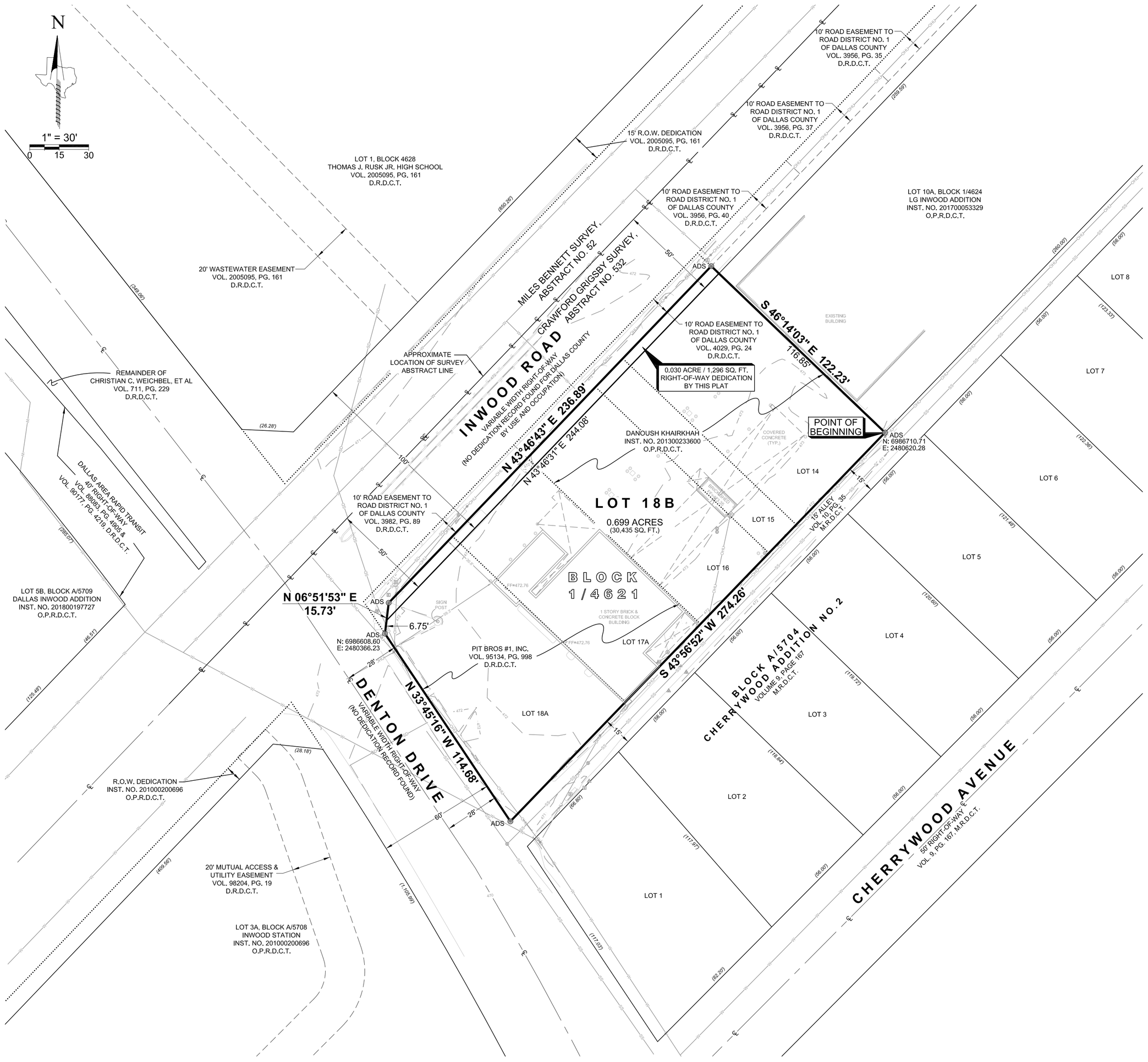


VICINITY MAP
(NOT TO SCALE)



LEGEND

(CM)	= CONTROLLING MONUMENT	Ⓔ	= ELECTRIC METER
PG	= PAGE	Ⓔ	= ELECTRIC VAULT
VOL	= VOLUME	Ⓖ	= GAS METER
IPF	= IRON PIPE FOUND	Ⓕ	= FIRE DEPT. CONNECTION
POB	= POINT OF BEGINNING		= LIGHT POLE
CIRF	= CAPPED IRON ROD FOUND		= POWER POLE
ADS	= 3-1/4" ALUMINUM MONUMENT STAMPED "EAGLE SURVEYING DENTON-INWOOD"	Ⓣ	= TELEPHONE MANHOLE
INST. NO.	= INSTRUMENT NUMBER	Ⓢ	= SEWER LATERAL
			= WATER VALVE
D.R.T.C.T.	= DEED RECORDS DALLAS COUNTY, TEXAS	Ⓘ	= IRRIGATION CONTROL VALVE
M.R.T.C.T.	= MAP RECORDS DALLAS COUNTY, TEXAS		= FIRE HYDRANT
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	Ⓥ	= UTILITY VAULT
	= ASPHALT PAVEMENT	Ⓢ	= STORM DRAIN MANHOLE
OHU	= OVERHEAD UTILITIES	Ⓣ	= TELEPHONE VAULT
SD	= STORM DRAIN LINE	Ⓖ	= GAS MANHOLE
SS	= SANITARY SEWER LINE	Ⓦ	= WATER METER
W	= WATER LINE	Ⓒ	= SANITARY CLEANOUT
℄	= STREET CENTERLINE	Ⓓ	= DRAINAGE INLET
℄	= SURVEY ABSTRACT LINE		= TREE
	= CHAINLINK FENCE		= HANDICAP DESIGNATION
	= METAL PIPE FENCE		= BOLLARD
	= WOOD FENCE	Ⓢ	= SANITARY SEWER MANHOLE
	= CONCRETE PAVEMENT		= ELECTRIC TRANSFORMER
			= SIGN

GENERAL NOTES

1.) The purpose of this plat is to combine multiple lots into a single lot of record.

2.) Lot-to-Lot drainage is not permitted without Engineering Section approval.

3.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD83(2011) Datum.

4.) Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983 on Grid Coordinate values, no scale and no projection.

5.) The location of underground utilities shown hereon are approximate, no excavation was performed to determine their exact location.

Project	1805.008-02
Date	04/22/2019
Drafter	JDC/KR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
206 Elm Street
Lewisville, TX 75057
(972) 906-9985

OWNER
Danoush Khairkhah
2802 Inwood Road
Dallas, TX 75235
(214) 528-7767

OWNER
Pit Bros #1, Inc.
Contact: Dariush Khairkhah
2802 Inwood Road
Dallas, TX 75235
(214) 528-7767

SURVEYOR'S STATEMENT

I, **TED A. GOSSETT**, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Ted A. Gossett, R.P.L.S. # 5991

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **DANOUSH KHAIRKHAH** and **PIT BROS #1, INC.**, are the owners of a 0.728 acre tract of land situated in the CRAWFORD GRIGSBY SURVEY, ABSTRACT NUMBER 532, City of Dallas, Dallas County, Texas, being all of Lot 14, Block 1/4624 of the Revised Plat of Cherrywood Addition, an addition to the City of Dallas, Texas, according to the plat thereof filed for record in Volume 10, Page 35, Map Records of Dallas County, Texas, (M.R.D.C.T.), being part of Lots 15 and 16, Block 1/4624 of Cherrywood Addition, First Installment, an addition to the City of Dallas, Texas, according to the plat thereof filed for record in Volume 7, Page 184, M.R.D.C.T., being Lots 17A and 18A, Block 1/4624, of the Re-Subdivision of Lots No. 18, 17, and part of Lot No. 16, Cherrywood Addition, No. 1, an addition to the City of Dallas, Texas, according to the plat thereof filed for record in Volume 36, Page 199, M.R.D.C.T., and being the same lots conveyed by Special Warranty Deed with Vendor's Lien to Danoush Khairkhah, recorded in Instrument Number 201300233600, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and by Warranty Deed with Vendor's Lien to Pit Bros #1, Inc., recorded in Volume 95134, Page 998, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "DENTON-INWOOD EAGLE SURVEYING" set at the Northeast corner of said Lot 14, being at the Southeast corner of Lot 10A, Block 1/4624 of LG Inwood Addition, an addition to the City of Dallas, Texas, according to the plat thereof filed for record in Instrument Number 201700053329, O.P.R.D.C.T., and being the the Northwesterly right-of-way line of a 15-foot alley dedicated by Volume 10, Page 35, M.R.D.C.T.;

THENCE South 43°56'52" West, with the Southeasterly line of Lots 14 - 16, 17A and 18A, Block 1/4324 and the common Northwesterly right-of-way line of said 15-foot alley, a distance of 274.26 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "DENTON-INWOOD EAGLE SURVEYING" set at the Southeast corner of said Lot 18A and being in the Northeasterly right-of-way line of Denton Drive (a variable width right-of-way);

THENCE North 33°45'16" West, departing the Northwesterly right-of-way line of said 15-foot alley, with the Southwesterly line of said Lot 18A and the common Northeasterly right-of-way line of said Denton Drive, a distance of 114.68 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "DENTON-INWOOD EAGLE SURVEYING" set at the beginning of a corner clip at the Northeast intersection of said Denton Drive and Inwood Road (a variable width right-of-way);

THENCE North 06°51'53" East, departing the Northeasterly right-of-way line of said Denton Dirve, with said corner clip, a distance of 15.73 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "DENTON-INWOOD EAGLE SURVEYING" set at the end of said corner clip, being in the Southeasterly right-of-way line of said Inwood Road;

THENCE North 43°46'43" East, with the Northwesterly line of said Lots 18A, 17A and 16 - 14, Block 1/4621, respectively, and the common Southeasterly right-of-way line of said Inwood Road, a distance of 236.89 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "DENTON-INWOOD EAGLE SURVEYING" set at the Northwest corner of said Lot 14, Block 1/4621;

THENCE South 46°14'03" East, departing the Southeasterly right-of-way line of said Inwood Drive, with the Northeasterly line of said Lot 14, Block 1/4621 and the common Southwesterly line of said Lot 10A, Block 1/4624, a distance of 122.23 feet to the **POINT OF BEGINNING**, and containing 0.728 acres or 31,731 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **DANOUSH KHAIRKHAH** and **PIT BROS #1, INC.**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **DENTON-INWOOD 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 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.

OWNER: **DANOUSH KHAIRKHAH**

BY: _____
Danoush Khairkhah
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared **DANOUSH KHAIRKHAH**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

OWNER: **PIT BROS #1, INC.**

BY: _____
Name
Authorized Agent

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, Authorized Agent of PIT BROS #1, INC., 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT

DENTON-INWOOD ADDITION

LOT 18B, BLOCK 1/4621

A REPLAT OF LOTS 14-16, BLOCK 1/4621 OF
CHERRYWOOD ADDITION, VOL. 10, PG. 35, M.R.D.C.T.
AND LOTS 17A AND 18A, BLOCK 1/4621 OF
CHERRYWOOD ADDITION NO. 1, VOL. 36, PG. 199, M.R.D.C.T.
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S189-193 ***ENGINEERING PLAN NUMBER: 311T-_____***