



LEGEND

--- E	OVERHEAD POWER
---	EXISTING CONTOUR LINE
---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1/2" SET
---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1" FOUND
---	FENCE LINE
---	LIGHT STANDARD
---	BOLLARD
---	WATER VALVE
---	FIRE HYDRANT
---	POWER POLE
---	SIGN
---	SANITARY SEWER MANHOLE
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL BOX
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING
---	ASPHALT
---	CONCRETE
---	CONCRETE FOUNDATION
---	IRON ROD FOUND
---	X-CUT FOUND / X-CUT SET
---	PK-NAIL FOUND
---	CONTROLLING MONUMENT
---	MAP RECORDS, DALLAS COUNTY, TX
---	DEED RECORDS, DALLAS COUNTY, TX
---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	INSTRUMENT NUMBER
---	VOLUME, PAGE
---	TREE

PRELIMINARY PLAT
OF
TGS
LOT 10A, BLOCK A/4016
REPLAT
OF
TERRACE GROVE ADDITION
PART OF LOTS 7, 8, 9, 10, 11, 12, 14, AND 15
AND ALL OF LOTS 16 AND 17
BLOCK A/4016

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-158
 ENGINEERING NO. 311T-
 SCALE: 1" = 20'
 DATE: 5/12/2020

OWNER:
 739 FORT WORTH AVENUE, LLC
 5217 SHADYWOOD LANE
 DALLAS, TX 75209
 972-701-1177
 c/o SUSAN CANDY

SURVEYOR:
 RAYMOND L. COODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rig@rlginc.com
 TX PE REG #P-493
 TBPBLS REG #100341-00

RECORDED INST# JOB NO. 2011.035 E-FILE 2011.035plat DWG NO. 27352

GENERAL NOTES:

1. BASIS OF BEARINGS: THE NORTHEAST LINE OF LOT 1, BLOCK A/4021, AND THE SOUTHWEST LINE OF SYLVAN AVENUE, PER THE PLAT OF FORT WORTH/SYLVAN ADDITION A REPLAT OF LOT 9, BLOCK 4021, AS RECORDED IN VOLUME 96044, PAGE 5857, DEED RECORDS, DALLAS COUNTY, TEXAS.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. EXISTING BUILDINGS TO REMAIN.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. ALL 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "RLG INC" MARKING EXTERIOR BOUNDARY CORNERS OF THIS PLAT WERE SET BY THIS FIRM IN THE PERFORMANCE OF A SURVEY COMPLETED IN MAY 2020 AND SEPTEMBER 2007.
7. THE PURPOSE OF THIS PLAT IS TO COMBINE PART OF LOTS 7, 8, 9, 10, 11, 12, 14, AND 15 AND ALL OF LOTS 16 AND 17 INTO ONE LOT.

SURVEYOR'S STATEMENT

I, Brian R. Wade, 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-6.617 (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 _____, 2020.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

Being a tract or parcel of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being part of Lots 7, 8, 9, 10, 11, 12, 14 and 15 and all of Lots 16 and 17, Block A/4016 of Terrace Grove Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 99, Page 114, Deed Records, Dallas County, Texas, being all of those tracts of land described to 739 Fort Worth Avenue LLC by deeds recorded in Volume 2005185, Page 8849, Instrument Numbers 200600009271, 20070446155, 201400087152 all in the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an x-cut in concrete found for the intersection of the easterly right-of-way line of Sylvan Avenue (a variable width right-of-way established by deed recorded in Volume 2005185, Page 8849, Deed Records, Dallas County, Texas) and the northwesterly right-of-way line of Fort Worth Avenue, (100 foot right-of-way, established by deed recorded in Volume 1788, Page 639, Deed Records, Dallas County, Texas);

THENCE North 30° 28' 36" West, along the easterly right-of-way line of said Sylvan Avenue, passing at a distance of 104.7 feet, a found 1/2 inch iron rod, continuing a total distance of 109.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for the intersection of the easterly right-of-way line of said Sylvan Avenue and the southeasterly line of a 15 foot alley (established by Volume 99, Page 114, Deed Records, Dallas County, Texas) in said Block A/4016;

THENCE North 24° 19' 46" West, a distance of 26.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for the intersection of a cut-off line between the northerly right-of-way line between said 15 foot alley and the easterly right-of-way line of said Sylvan Avenue;

THENCE North 30° 34' 52" West, along the easterly right-of-way line of said Sylvan Avenue, a distance of 23.05 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" found for the beginning of a non-tangent curve to the right;

THENCE continuing along the easterly right-of-way line of said Sylvan Avenue in a northwesterly direction along said non-tangent curve to the right whose chord bears North 14° 37' 04" West, a distance of 83.09 feet, having a radius of 188.73 feet, a central angle of 25° 26' 00", and an arc length of 83.78 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" found for the end of said non-tangent curve to the right in the common line between said Lot 15 and said Lot 16;

THENCE North 47° 42' 00" West, along the common line between the easterly right-of-way line of said Sylvan Avenue and the west line of Lot 16, a distance of 24.00 feet to a PK nail found for the intersection of the easterly right-of-way line of said Sylvan Avenue and the southerly right-of-way line of Evanston Avenue (a variable width right-of-way, formerly Lenix Street established by Volume 99, Page 114, Deed Records, Dallas County, Texas);

THENCE North 42° 18' 00" East, along the southeasterly right-of-way line of said Evanston Avenue, a distance of 100.00 feet to 5/8 inch iron rod found for the northerly corner of said Lot 17, from which a found rod with yellow plastic cap stamped "DCA" bears South 81° 11' 42" West, a distance 0.21 feet;

THENCE South 47° 42' 00" East, passing at a distance of 3.00 feet the westerly corner of Lot 18A, Block A/4016, Rodriguez Heights Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 78191, Page 1232, Deed Records, Dallas County, Texas, a distance of 125.00 feet to a 5/8 inch iron rod found for the southerly common corner between said Lot 18A and said Lot 17 on the northwesterly line of said 15 foot alley;

THENCE South 42° 18' 00" West, along the common line between said northwesterly line of said 15 foot alley and said Lot 17, a distance of 1.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set;

THENCE South 47° 42' 00" East, over and across said 15 foot alley, a distance of 15.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the southeasterly line of said 15 foot alley, from which a 1 inch iron pipe bears North 37° 10' 08" East, a distance of 2.24 feet;

THENCE North 42° 18' 00" East, along the southeasterly line of said 15 foot alley, a distance of 101.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for the northerly common corner of said Lot 6 and said Lot 7;

THENCE South 47° 42' 00" East, along the common line between said Lot 6 and said Lot 7, a distance of 104.31 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the northwesterly right-of-way line of said Fort Worth Avenue;

THENCE South 42° 18' 00" West, along the northwesterly right-of-way line of said Fort Worth Avenue, a distance of 295.00 feet to the POINT OF BEGINNING and containing 47,379 square feet or 1.088 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 739 FORT WORTH AVENUE LLC acting by and through its duly authorized agent, Susan T. Gandy, does hereby adopt this plat, designating the herein described property as TGS 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 _____, 2020.

By: _____
Susan T. Gandy, Manager
739 Fort Worth Avenue llc

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Susan T. Gandy, 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 _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
TGS
LOT 10A, BLOCK A/4016
REPLAT
OF
TERRACE GROVE ADDITION
PART OF LOTS 7, 8, 9, 10, 11, 12, 14, AND 15
AND ALL OF LOTS 16 AND 17
BLOCK A/4016

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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-158
ENGINEERING NO. 311T-____

SCALE: 1" = 20' DATE: 5/12/2020

OWNER:
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5217 SHADYWOOD LANE
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972-701-1177
C/O SUSAN GANDY

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@rlginc.com
TX PE REG #P-489
7BPFLS REG #100341-00

RECORDED	INST#	JOB NO.	2011.035	E-FILE	2011.035pllat	DWG NO.	27352
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