

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Scott Granowski is the owner of a 0.2942 acre tract of land located in the J.A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, and being all of Lot 23, Block A/1030 of Lost and Found Addition an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2004025, Page 58 of the Plat Records of Dallas County, Texas, and being all of a tract of land described in a General Warranty Deed to Scott Granowski as recorded in Instrument Number 201400253742 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) said 0.2942 acres of land being more particularly described as follows:

BEGINNING at a 3 inch aluminum disc stamped "Webster and Lennox 5310" the south corner of said Lot 23, and the east corner of Lot 18A, Block A/1030 of Webster/Lennox Addition an addition to the City of Dallas, Dallas County, Texas as recorded in Instrument Number 201500146354 of the O.P.R.D.C.T., and on the northwest right-of-way line of Sale Street, for a corner;

THENCE North 45 degrees 23 minutes 40 seconds West, along the southwest line of said Lot 23 and the northeast line of said Lot 18A a distance of 99.77 feet to a point at the west corner of said Lot 23, for a corner;

THENCE North 47 degrees 05 minutes 01 seconds East, along the northwest line of said Lot 23 a distance of 34.01 feet to a point, for corner;

THENCE South 45 degrees 20 minutes 06 seconds East, along the northeast line of said Lot 23 a distance of 1.68 feet to a point, for a corner;

THENCE North 44 degrees 16 minutes 03 seconds East, along the northwest line of said Granowski tract a distance of 39.57 feet to a point at the north corner of said Granowski tract, for a corner;

THENCE South 45 degrees 23 minutes 43 seconds East, along the northeast line of said Granowski tract a distance of 101.60 feet to a point at the east corner of said Granowski tract and on the northwest right-of-way line of said Sale Street, for a corner;

THENCE South 44 degrees 27 minutes 10 seconds West, along the southeast lines of said Granowski tract and said Lot 23 and on the northwest right-of-way line of said Sale Street a distance of 73.50 feet to the POINT OF BEGINNING AND CONTAINING 12,816 square feet or 0.2942 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SCOTT GRANOWSKI does hereby adopt this plat, designating the herein described property as **SALE STREET 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 _____, 2020.

By: SCOTT GRANOWSKI

STATE OF TEXAS COUNTY OF DALLAS

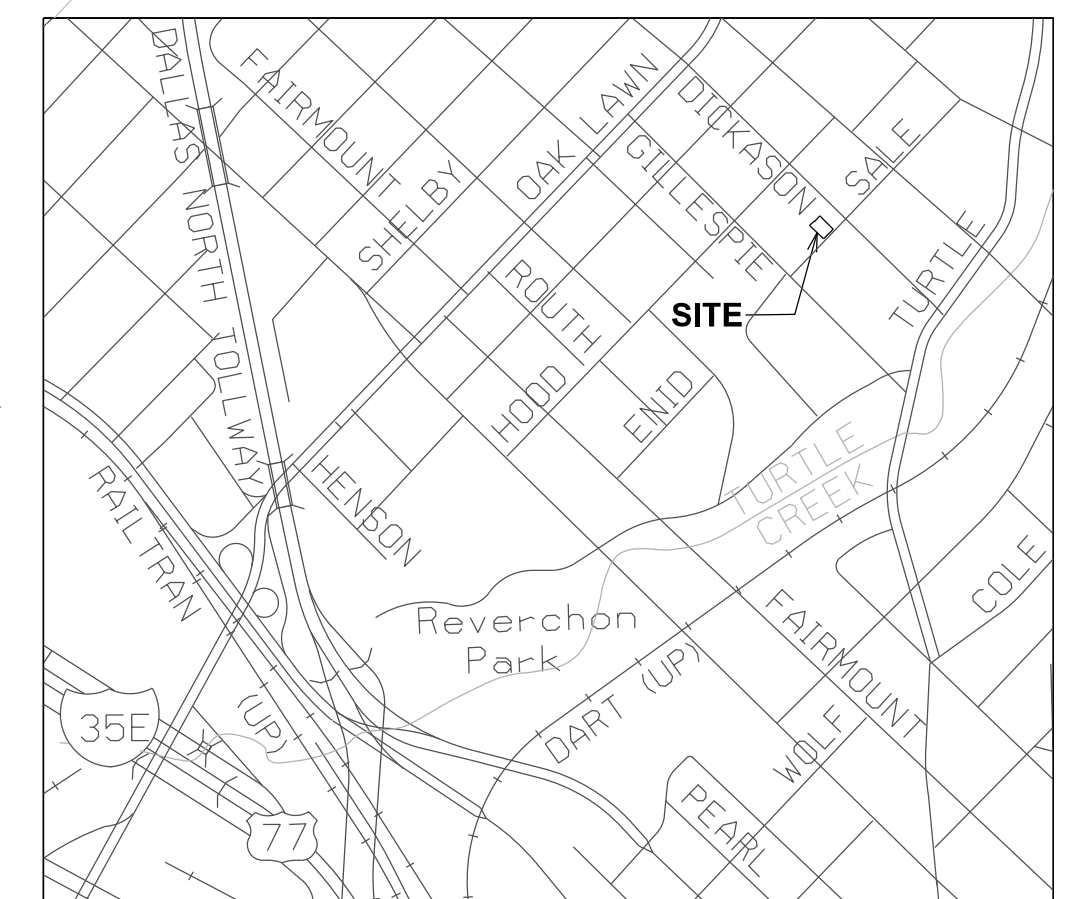
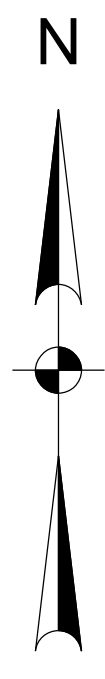
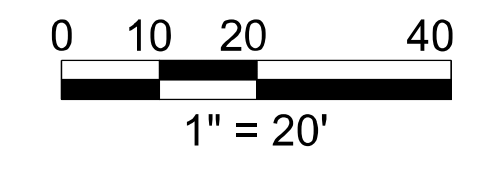
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Scott Granowski known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under 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

My commission expires: _____

LEGEND	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
C.M.	CONTROLING MONUMENT
FIRC	FOUND IRON ROD (WITH CAP)
SIR	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
W	WATER LINE
SS	SEWER LINE
GAS	GAS LINE



SURVEYOR'S NOTES:

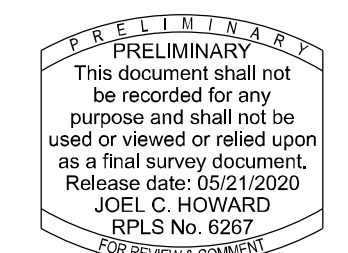
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. This plat was prepared without the benefit of a title commitment.
4. Based upon graphical plotting of FEMA Flood Insurance Rate Map Number 48113C0345 J, dated August 23, 2001, the subject property lies entirely within Zone X (shaded), designated as those areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
5. The purpose of this plat is to create single lot.
6. Lot to Lot drainage is not permitted without engineering section approval.

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 ____ day of _____, 2020

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267



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 Joel C. Howard 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

My commission expires: _____

OWNER:
SCOTT GRANOWSKI
2917 SALE STREET
DALLAS, TX 75219
(214) 455-8122

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 1877
TBPLS FIRM NO. 10194205

DATED: MAY 19, 2020 DRAWN BY: LEO

PRELIMINARY PLAT
LOT 1, BLOCK A/1030
SALE STREET
ADDITION

LOT 23, BLOCK A/1030 OF
LOST AND FOUND ADDITION AND A
0.0909 ACRE TRACT OF LAND

SITUATED IN THE
J.A. SYLVESTER SURVEY,
ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-166