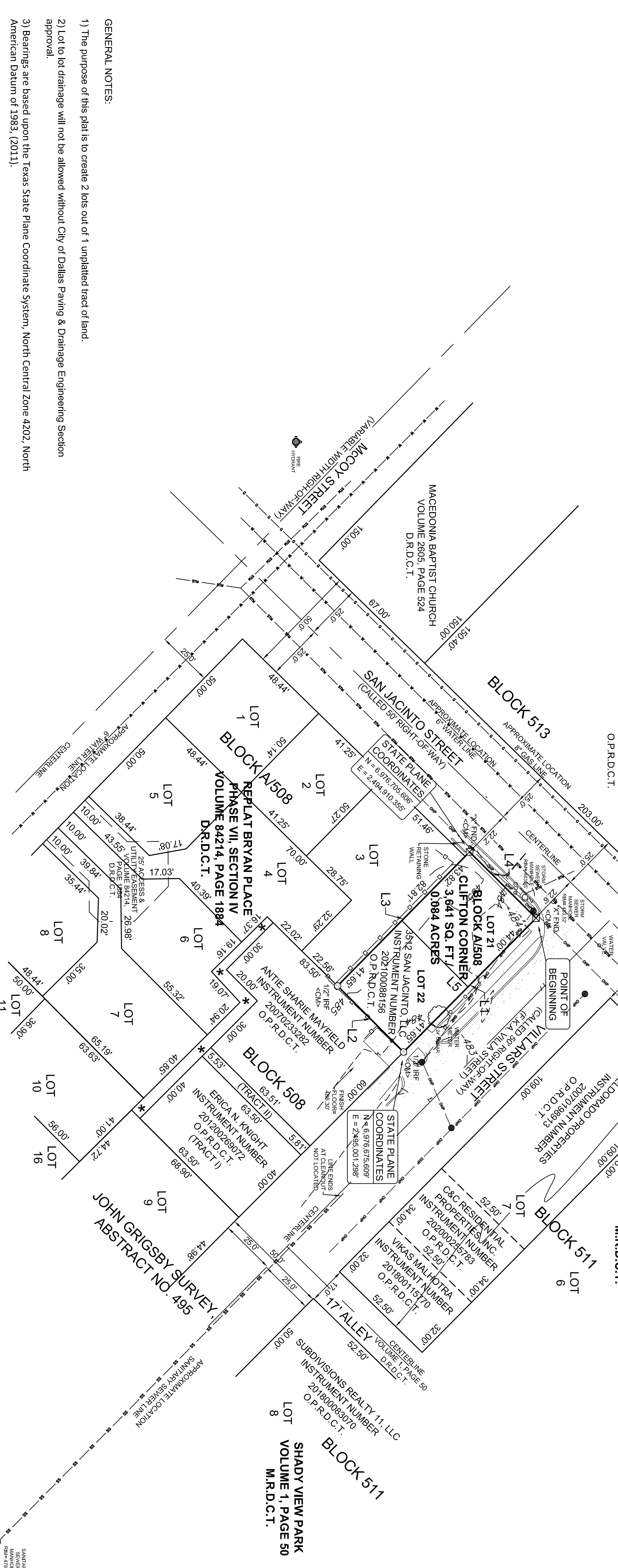


PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	85.65'	S45°16'58\"E	
L2	42.43'	S45°04'01\"W	
L3	85.47'	N45°28'46\"W	
L4	42.88'	N44°49'07\"E	
L5	42.55'	S45°04'17\"W	

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
21	1,671	0.043	
22	1,170	0.041	



- GENERAL NOTES:**
- 1) The purpose of this plat is to create 2 lots out of 1 unplatted tract of land.
  - 2) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  - 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
  - 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - 5) The maximum number of lots permitted by this plat is 2.
    - a) Dallas Water Dept. Benchmarks:
      - #1346.45-41: City of Dallas Benchmark set on concrete curb at the point of curve at the southeast intersection of Lisa Oak Street and Hill Street.
      - Northing: 6,975.363 672; Easting: 2,495,407.411; Elevation: -476.80'
      - #1357.46-4-2: Square cut in concrete curb at centerline inlet southwest corner of the intersection of Lisa Oak Street and Peak Street.
      - Northing: 6,977.573 707; Easting: 2,497,473.819; Elevation: -501.30'
    - 7) Property lies in "Zone X" according to the F.E.M.A. Formette # 48113CQ3451, effective 08/31/2001, and does NOT lie in a Special Flood Hazard Zone.
    - 8) The utilities shown were located from field survey information and from the as-built surveys obtained from the City of Dallas. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the Surveyor does certify that they are located as accurately as possible from information available from on-the-ground measurements. The Surveyor has not physically located the underground utilities.
    - 9) No structures on subject tract.
    - 10) Areas of uncertain ownership not encompassed by current deeds and plat.

- LEGEND**
- MAP RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T.
- D.R.D.C.T.
- O.P.R.D.C.T.
- INSTRUMENT NUMBER
- INSTRUMENT NUMBER
- VOL. - PG.
- R.O.W.
- S.O.F.T.
- SQUARE FEET
- "X" CUT FOUND
- IRON ROD FOUND
- CONTROL MONUMENT
- POWER POLE
- EASEMENT LINE
- BUILDING LINE
- CEMENT LINE
- CENTRAL LINE
- SEWAGE LINE
- STORM SEWER LINE
- WATER LINE
- OVERHEAD POWER LINE
- WOOD FENCE
- CHAINLINK FENCE
- SEE GENERAL NOTE #10

**OWNER**

3512 SAN JACINTO, LLC  
 1617 H LINE STREET, UNIT 190A  
 DALLAS, TEXAS 75207

**SURVEYOR**

**TEXAS HERITAGE SURVEYING, LLC**

10610 Metcalf Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 kheritage.com  
 Firm #10169390

**PRELIMINARY PLAT**

**CLIFTON CORNER**

**LOTS 21 AND 22, BLOCK A/508**

BEING PART OF CITY BLOCK 508  
 SITUATED IN THE JOHN GRIGSBY SURVEY,  
 ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-704  
 ENGINEERING PLAN NO. 3111T-\_\_\_\_\_

DATE: 04/27/2021 / JOB # 2101194-1 / SCALE = 1" = 30' / DRAWN: KO

**OWNERS CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, **3512 San Jacinto, LLC**, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, City of Dallas Block 508, being all that certain tract of land described in Warranty Deed to 3512 San Jacinto, LLC, as recorded in Instrument No. 202100088156, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete at the north corner of said 3512 San Jacinto, LLC tract, said "X" being the intersection of the southeast right-of-way line of San Jacinto Street (variable width right-of-way) and the southwest right-of-way line of Villars Street (50 foot right-of-way).

THENCE South 45 degrees 16 minutes 58 seconds East, a distance of 85.65 feet along said southwest line to a lead 3512 San Jacinto, LLC monument, a 1/2 inch iron rod set with yellow plastic cap stamped "PPEMIER SURVEYING" at the south corner of said 3512 San Jacinto, LLC tract and a re-entrant corner of Replat Bryan Place-Phase VII, Section IV, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84214, Page 1894, Map Records, Dallas County, Texas;

THENCE South 45 degrees 04 minutes 01 seconds West, a distance of 42.43 feet along the common line of said Replat and Mayfield tracts to a 1/2-inch iron rod set with yellow plastic cap stamped "PPEMIER SURVEYING" at the south corner of said 3512 San Jacinto, LLC tract and a re-entrant corner of Replat Bryan Place-Phase VII, Section IV, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84214, Page 1894, Map Records, Dallas County, Texas;

THENCE North 44 degrees 49 minutes 07 seconds East, a distance of 42.88 feet along said southeast line to the POINT OF BEGINNING and containing 3,041 square feet or 0.044 acres of land more or less.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **3512 San Jacinto, LLC**, by and through its duly appointed officer, does hereby adopt this plat, designating the herein described property as **CLIFTON CORNER** in 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 hereon. The easements shown hereon are hereby dedicated 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 or growths shown. Said easements being hereby dedicated for the mutual use and accommodation of all public utilities using or desiring to use said lots. And, any paving, utility, street lighting, fire hydrant, or other improvements shall be the responsibility of the property owner. 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, controlling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**3512 San Jacinto, LLC**

By: \_\_\_\_\_  
 MARC DESANTIS - Owner and Managing Partner  
 STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Marc Desantis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**SURVEYORS STATEMENT**

STATE OF TEXAS

I, Gary E. Johnson, 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 Engineers and Land Surveyors, 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (07/09/2021)**

Gary E. Johnson  
 Texas Registered Professional Land Surveyor No. 52399

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_