



**SURVEYOR'S NOTES**

1. ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANT COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83, DATUM OF 1983, AND COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 482 NORTH AMERICAN DATUM OF 1883 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM ONE TRACT OF LAND.
6. NO STRUCTURES ARE LOCATED ON THE SUBJECT PROPERTY.

**FLOOD ZONE**

This is to certify that the subject property shown herein lies within the 500 Year Flood Plain as shown on the Flood Insurance Rate Map, Community Panel No. 4913C, Dallas County, Texas, dated 06-25-2001. The property is located in Zone "X-500".

LOT 1, BLOCK A/7070,  
SOUTHEAST OPERATIONS CENTER ADDITION  
VOL. 2003141, PG. 71,  
D.R.D.C.T.

DALLAS NEIGHBORHOOD  
ALLIANCE FOR HABITAT,  
INST. NO. 201700338125,  
O.P.R.D.C.T.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS  
WHEREAS Dallas Neighborhood Alliance for Habitat is the sole owner of a tract of land located in the SOLOMON SILKWOOD SURVEY, Abstract No. 1345, City of Dallas, Dallas County, Texas, and being part of City Block 7070, City of Dallas, Dallas County, Texas, and being the same tract of land described in Oak Claim Deed to Dallas Neighborhood Alliance for Habitat, recorded in Instrument No. 201700338125, Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
Beginning at a 1/2" iron rod with a yellow cap found at the intersection of the South line of Rochester Street a 50' right-of-way, with the East line of Woodville Street a 50' right-of-way, same being the Northwest corner of said Dallas Neighborhood Alliance for Habitat tract;  
Thence North 88°56'12" East, along said South line, a distance of 50.00' to a 1/2" iron with a yellow cap found at the Northwest corner of a tract of land described in deed to Amber Blackshear, recorded in Instrument No. 201900060002, Official Public Records, Dallas County, Texas;  
Thence South 00°14'48" East, a distance of 127.15' to a 1/2" iron rod with a yellow cap found in the North line of Lot 1, Block A/7070, of Southeast Operations Center Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003141, Page 71, Deed Records, Dallas County, Texas, and being at the Southwest corner of said Blackshear tract;  
Thence South 88°58'12" West, along said North line, a distance of 50.00' to a 1/2" iron rod with a yellow cap found in the East line of said Woodville Street, at the Southwest corner of said Dallas Neighborhood Alliance for Habitat tract;  
Thence North 00°14'48" West, along said East line, a distance of 127.15' to the PLACE OF BEGINNING and containing 6,357 square feet or 0.146 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS  
I, John S. Turner, 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-6.17(a) (b), (c), (d), & (e), and that the official drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_ day of \_\_\_\_, 20\_\_.

PRELIMINARY - FOR REVIEW PURPOSES ONLY  
John S. Turner  
Registered Professional Land Surveyor #5310

**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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 office, \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**OWNERS DEDICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Dallas Neighborhood Alliance for Habitat, by and through its duly authorized representative, does hereby, dedicating this plat, dedicating the herein described property as **ROCHESTER HABITAT ADDITION, LOT 1, BLOCK A/7070**, 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 fiscal collection 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.

Dallas Neighborhood Alliance for Habitat

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 \_\_\_\_\_, 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 OFFICE,  
this the \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**A&W SURVEYORS, INC.**



Professional Land Surveyors  
TEXAS REGISTRATION NO. 100774-00  
P.O. BOX 870028, MESQUITE, TX 75187  
PHONE: (972) 981-4975 FAX: (972) 981-4854  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2000 Rochester St. Dallas, TX 75216 ~  
Owner: Dallas Neighborhood Alliance for Habitat  
~ 2800 Hamilton Rd., Dallas TX 75212 ~

**PRELIMINARY PLAT**

**ROCHESTER HABITAT ADDITION  
LOT 1, BLOCK A/7070**

BEING A 0.146 ACRE TRACT OF LAND  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
SOLOMON SILKWOOD SURVEY ABSTRACT NO. 1345  
CITY PLAT FILE NO. S189-282