



OWNER'S CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS the City of Dallas is the owner of a 0.459 Acre (19,992 Sq. Ft.) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all of Lots 11 and 12, Block A (A/608, Official City of Dallas Block Numbers) of Mayo's Addition, an addition to the City of Dallas dated February 25, 1895 and recorded in Volume 181, Page 534 of the Deed Records of Dallas County, Texas, including adjacent street easements, and being all of that land conveyed to the City of Dallas by Deed recorded in Volume 99230, Page 3784 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch diameter iron rod (Controlling Monument) found on the Southwest Right-of-Way line of Haskell Avenue (a 66-foot wide Right-of-Way) at the most Easterly corner of the above said Lot 12, being also the most Northerly corner of Lot 13, Block A/608 of said Mayo's Addition:

THENCE South 44°13'38" West, departing the last said Southwest line of Haskell Avenue and with the common line between said Lots 12 and 13 a distance of 125.00 feet to the most Southerly corner of the herein described tract of land, lying on the Northeast line of a 12-foot wide alley, from which a 3/4-inch diameter found iron rod bears South 08°10'00" West a distance of 0.58 feet:

THENCE North 45°24'22" West with the Northeast line of said alley, being also the Southwest line of the herein described tract of land, a distance of 100.06 feet to the most Southerly corner of the herein described tract of land, lying on the Northeast line of a 12-foot wide alley, from which a 3/4-inch diameter found iron rod bears South 08°10'00" West a distance of 0.58 feet:

THENCE North 44°14'53" East with the said Center-Line of Lafayette Street a distance of 158.00 feet to the intersection with the Center-Line of the above said Haskell Avenue (not monumented):

THENCE South 45°24'22" East with the said Center-Line of Haskell Avenue a distance of 126.51 feet to the most Easterly corner of the herein described tract of land (not monumented):

THENCE South 44°13'38" West, over and across a portion of Haskell Avenue a distance of 33.00 feet to the POINT OF BEGINNING, containing 19,992 Square Feet, or 0.459 Acres of land, of which 7,537 Square Feet are in Dedicated Street Right-of-Way.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Robert M. Perez does hereby adopt this plat, designating the herein above described property as **SOUTH HASKELL AVENUE ADDITION NO. 1, AN INDUSTRIAL SUBDIVISION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets and alleys 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 construct ing, 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.

By:
Robert M. Perez
Director, Department of Public Works

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Robert M. Perez, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____, 20 _____

SURVEYOR'S STATEMENT:

I, **Scott Holt**, 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 the _____ day of _____, 2019

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.

Scott Holt
Texas Registered Professional Land Surveyor No. 4895

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT is to combine two lots into one, and dedicate in FEE portions of Haskell Avenue and Lafayette Street for Street Purposes.
2. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
3. The Right-of-Way Dedication Shown Hereon Conforms to the Requirements of Dallas City Council Alignment Map 2210-017

LEGEND

- 5/8" Iron Rod with 3" Dia. Aluminum Disc Marked "CITY OF DALLAS S HASKELL 1"
- Iron rod Found; Size as Noted

PRELIMINARY PLAT
SOUTH HASKELL AVENUE ADDITION NO. 1
AN INDUSTRIAL SUBDIVISION

Lot 11A, Block A/608

**A PLAT OF 0.459 ACRES OF LAND IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-267
JULY, 2019**



OWNER:
CITY OF DALLAS
1500 Marilla Street
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
320 E. JEFFERSON RM. 318
DALLAS, TEXAS 75203

