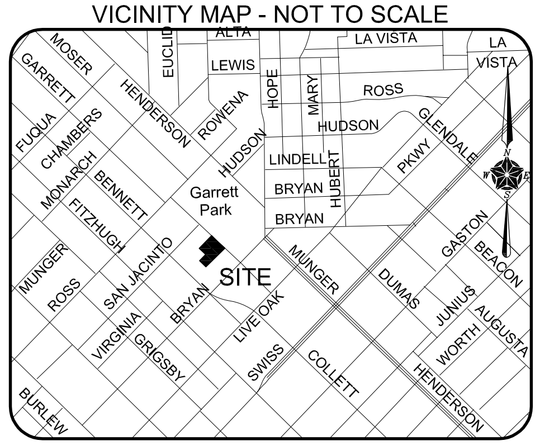
## VICINITY MAP - NOT TO SCALE




45 30 15 0 15 30 45

SCALE 1"=30'

## LEGEND

| | |
|---|---|
| D.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| SQ.FT. | SQUARE FEET |
| AC. | ACRES |
| I.R.S. | 1/2" IRON ROD YELLOW CAP STAMPED "TXHS" SET |
| I.R.F. | 1/2" IRON ROD FOUND |
| (C.M.) | CONTROLLING MONUMENT |
| M.D.S. (A) | 3-1/4 INCH METALLIC DISC STAMPED "GPT & RPLS 5299" SET FOR CORNER |
| M.D.S. (B) | 2 INCH METALLIC DISC WITH MAG NAIL STAMPED "GPT & RPLS 5299" SET FOR CORNER |
| | POWER POLE |
| | FIRE HYDRANT |
| EM | ELECTRIC METER |
| WM | WATER METER |
| AC | AIR CONDITION |
| SSMN | SANITARY SEWER MANHOLE COVER |

COVERED PORCH, DECK OR CARPORT

CONCRETE PAVING

ASPHALT PAVING

CHAIN LINK FENCE

WOOD FENCE

OES OVERHEAD ELECTRIC SERVICE

OHP OVERHEAD POWER LINE

WF ON/OFF WOOD FENCE ON/OFF SUBJECT PROPERTY

CLF ON/OFF CHAIN LINK FENCE ON/OFF SUBJECT PROPERTY

## GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate Systems, North Central Zone, North American Datum of 1983, (2011)

2) The purpose of this plat is to create 1 lot from two existing lots.

3) Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

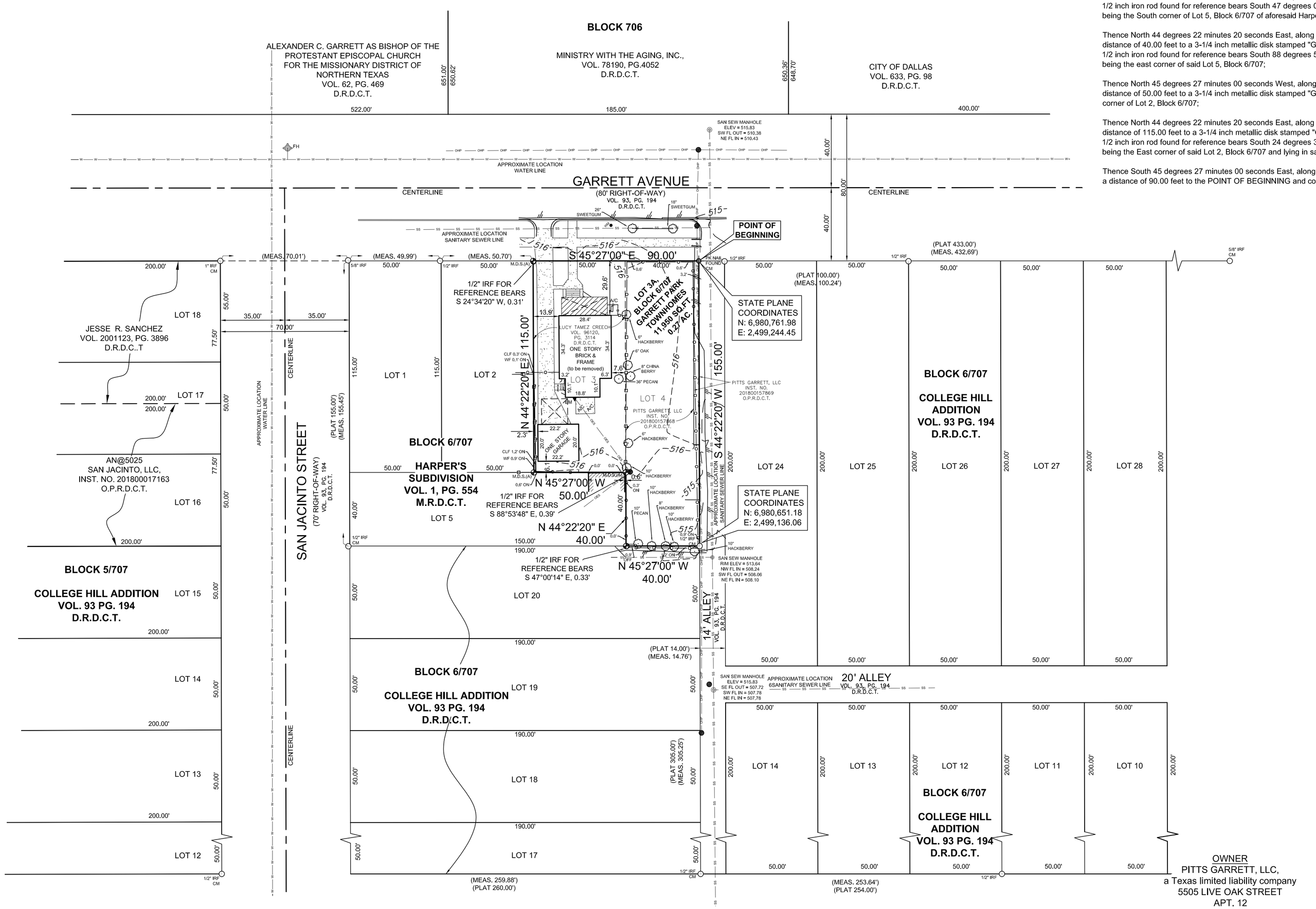
4) Accordng to the F.I.R.M. No. 48113C0345J, the subject property lies in Zone X and does not line within a flood prone hazard area except as shown.

5) Coordinates shown are State Plane Coordinate Systems, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

6) Dallas Water Utilities Benchmark No. 36-W-1:
A square is cut on center of concrete curb of storm sewer drop inlet on the north side of Ross Avenue at property line of Bennett Avenue. Northing: 6,980,948.630; Easting: 2,498,400.471; Elevation: 514.99'

Dallas Water Utilities Benchmark No. 36-W-9:
A square is cut on center of concrete walk, east side of Garrett Avenue and 74 feet south of centerline of Ross Avenue. Northing: 6,981,254.376; Easting: 2,498,843.557; Elevation: 518.22'

7) Buildings on subject property to be removed.




## OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Lucy Tamez Creech and Pitts Garrett, LLC are the owners of two tracts of land situated in the John Grigsby Survey, Abstract No. 495, and being a part of Block 6/707 in the City of Dallas, Dallas County, Texas, and being Lot 3, Block 6/707 of Harper's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 1, Page 554, Map Records, Dallas County, Texas, and being described by General Warranty Deed to Lucy Tamez Creech, recorded in Volume 96120, Page 3114, Deed Records, Dallas County, Texas, and also being part of Lot 4, Block 6/707 of the aforesaid Harper's Subdivision and being described by Warranty Deed to Pitts Garrett, LLC, a Texas limited liability company, recorded in Instrument No. 201800157868, Official Public Records, Dallas County, Texas, and the remaining part of Lot 4, Block 6/707 being described by Deed without Warranty to Pitts Garrett, LLC, a Texas limited liability company, recorded in Instrument No. 201800157869, Official Public Records, Dallas County, Texas, and collectively being more particularly described by metes and bounds as follows:

Beginning at a PK Nail found at the eastern corner of the herein described tract at the intersection of the Southwest right-of-way line of Garrett Avenue (80 foot right-of-way) and the Northwest line of a 14 foot alley;

Thence South 44 degrees 22 minutes 20 seconds West, departing said Southwest right-of-way line of Garrett Avenue, along the Northwest line of said 14 foot alley, a distance of 155.00 feet to a 1/2 inch iron rod found at the South corner of the herein described tract and being the east corner of Lot 20, Block 6/707 of College Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 93, Page 194, Map Records, Dallas County, Texas;

Thence North 45 degrees 27 minutes 00 seconds West, along the northeast line of said Lot 20, Block 6/707, a distance of 40.00 feet to a 3-1/4 inch metallic disk stamped "GPT" and "RPLS 5299" set for corner from which a 1/2 inch iron rod found for reference bears South 47 degrees 00 minutes 14 seconds East, 0.33 feet, said corner being the South corner of Lot 5, Block 6/707 of aforesaid Harper's Subdivision;

Thence North 44 degrees 22 minutes 20 seconds East, along the southeast line of said Lot 5, Block 6/707, a distance of 40.00 feet to a 3-1/4 inch metallic disk stamped "GPT" and "RPLS 5299" set for corner from which a 1/2 inch iron rod found for reference bears South 88 degrees 53 minutes 48 seconds East, 0.39 feet, said corner being the east corner of said Lot 5, Block 6/707;

Thence North 45 degrees 27 minutes 00 seconds West, along the Northeast line of said Lot 5, Block 6/707, a distance of 50.00 feet to a 3-1/4 inch metallic disk stamped "GPT" and "RPLS 5299" set for corner at the south corner of Lot 2, Block 6/707;

Thence North 44 degrees 22 minutes 20 seconds East, along the southeast line of said Lot 2, Block 6/707, a distance of 115.00 feet to a 3-1/4 inch metallic disk stamped "GPT" and "RPLS 5299" set for corner from which a 1/2 inch iron rod found for reference bears South 24 degrees 34 minutes 20 seconds West, 0.31 feet, said corner being the East corner of said Lot 2, Block 6/707 and lying in said Southwest right-of-way line of Garrett Avenue;

Thence South 45 degrees 27 minutes 00 seconds East, along said Southwest right-of-way line of Garrett Avenue, a distance of 90.00 feet to the POINT OF BEGINNING and containing 11,950 square feet or 0.27 acres of land.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lucy Tamez Creech, as individual and Pitts Garrett, LLC, acting by and through it's duly authorized agent, do hereby adopt this plat, designating the herein described property as **GARRETT PARK TOWNHOMES** 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, 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 and 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

_____
Lucy Tamez Creech

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 Lucy Tamez Creech, 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 forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

Pitts Garrett, LLC, a Texas limited liability company

_____
Dustin Pitts, Managing Member

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 Dustin Pitts, 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 forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Notary Signature

## SURVEYOR'S STATEMENT

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 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 _____, 2018.

**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. (12/19/2018)**

_____
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Notary Signature

OWNER
PITTS GARRETT, LLC,
a Texas limited liability company
5505 LIVE OAK STREET
APT. 12
DALLAS, TEXAS 75206
attn: DUSTIN PITTS

OWNER
LUCY TAMEZ CREECH
1507 NORTH GARRETT AVENUE
DALLAS, TEXAS 75206

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
# GARRETT PARK TOWNHOMES
LOT 3A, BLOCK 6/707
*BEING A REPLAT OF LOTS 3 & 4, BLOCK 6/707, HARPER'S SUBDIVISION*
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-086

DATE: 12/19/2018 / JOB # 1802226-1 / SCALE - 1" = 30' / CN