

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT East Dallas Community Organization, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BEXAR STREET NORTH TOWNHOMES NO. 5**, 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 or parts of its respective systems without the necessity of 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, Texas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2015.

RICK GUERRERO, DIRECTOR OF OPERATIONS
EAST DALLAS COMMUNITY ORGANIZATION, INC.

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Rick Guerrero 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Roy Rodriguez, 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 _____, 2015.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSES

Roy Rodriguez
Registered Professional Land Surveyor No. 5596

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Roy Rodriguez, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ of _____, 2015.

Notary Public, State of Texas

GENERAL NOTES:

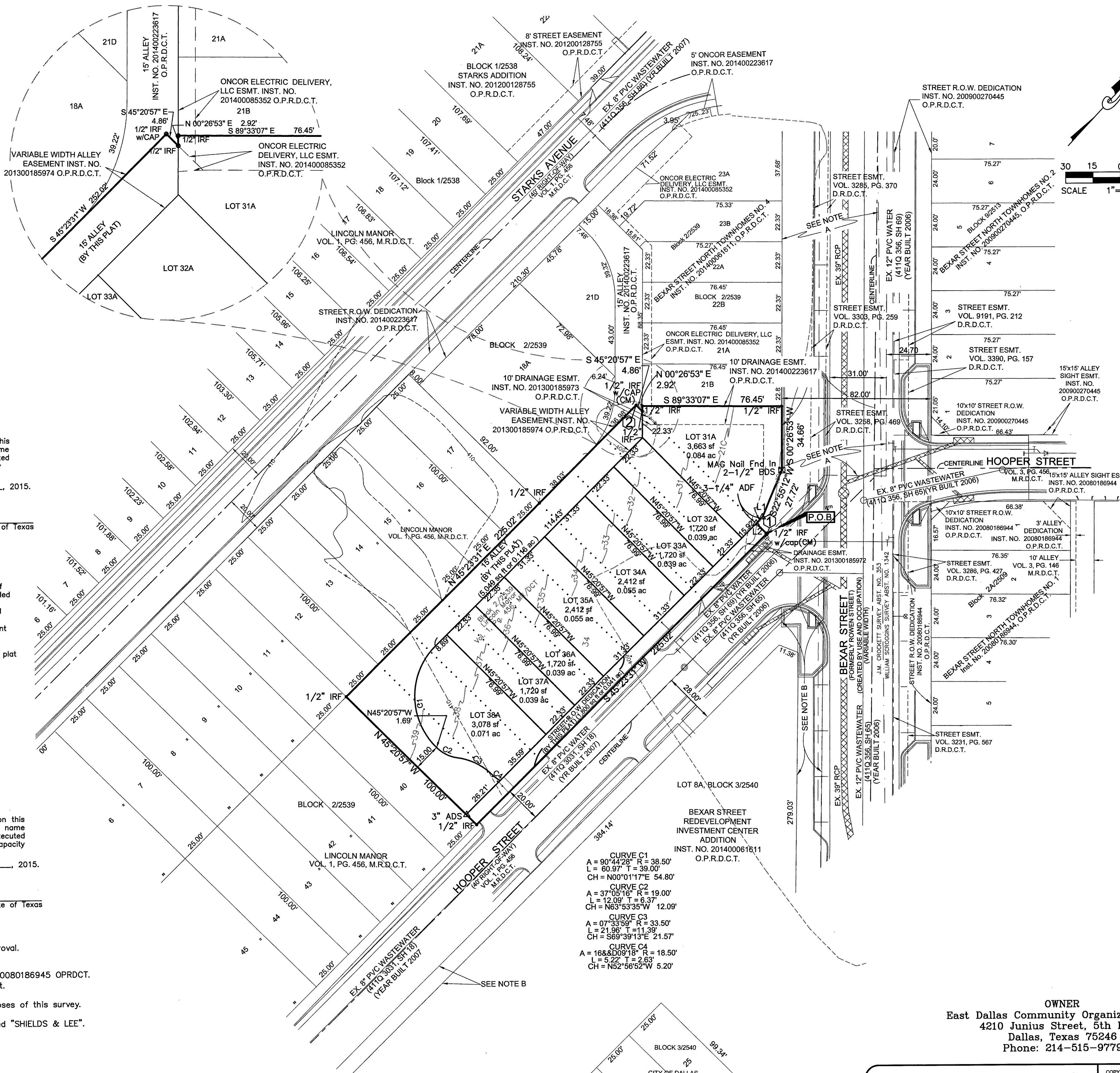
- Lot to lot drainage will not be allowed without Engineering section approval.
- BASIS OF BEARINGS:**
Plat of Bexar Street North Townhomes No. 3 recorded in Inst. No. 20080186945 OPRDCT. REFERENCE BEARING USED: S 01°01'11" W along west line of Bexar St.
- Monuments shown (CM) were used as controlling monuments for purposes of this survey.
- Monuments shown IRF w/cap hereon are with yellow plastic cap marked "SHIELDS & LEE".
- Purpose of this plat is to combine 9 lots into 8.

LINE TABLE		
No.	Bearing	Distance
L1	S45°23'31"W	4.80'
L2	S45°20'57"E	8.00'

TEXAS STATE PLANE COORDINATES
① = N=6959819.810
E=2505193.971
② = N=6959805.662
E=2505320.023

STREET R.O.W. DEDICATION

- A STREET R.O.W DEDICATION
INST. NO. 201400223617
O.P.R.D.C.T.
- B STREET R.O.W DEDICATION
INST. NO. 201400061611
O.P.R.D.C.T.



CURVE C1
A = 90°44'28" R = 38.50'
L = 80.97' T = 38.00'
CH = N00°01'17"E 54.80'

CURVE C2
A = 37°05'16" R = 19.00'
L = 12.00' T = 6.37'
CH = N63°53'35"W 12.00'

CURVE C3
A = 07°33'59" R = 33.50'
L = 21.96' T = 11.39'
CH = S69°39'13"E 21.57'

CURVE C4
A = 168°40'39" R = 18.50'
L = 5.22' T = 2.63'
CH = N52°56'52"W 5.20'

LEGEND

IRF - IRON ROD FOUND
FND - FOUND
(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT-OF-WAY
DRDCT - DEED RECORDS
R.O.W. - RIGHT-OF-WAY DALLAS COUNTY, TEXAS
△ 3-1/4" ADS ALUMINUM DISK SET STAMPED "BEXAR STREET NORTH TOWNHOMES NO. 5, BLUE STAR LAND SURVEYING, RPLS 5596"

ALUMINUM DISK SET STAMPED "BEXAR STREET NORTH TOWNHOMES NO. 4, SHIELDS & LEE SURVEYORS, RPLS 2038"

BRASS DISK SET STAMPED "BEXAR STREET NORTH TOWNHOMES NO. 4, SHIELDS & LEE SURVEYORS, RPLS 2038"

Old Lot Lines

OWNER
East Dallas Community Organization, Inc.
4210 Junius Street, 5th Floor
Dallas, Texas 75246
Phone: 214-515-9779

SITUATED IN THE
J.M. CROCKETT SURVEY, ABSTRACT NO. 353 AND
WILLIAM SCROGGONS SURVEY, ABSTRACT NO. 1342
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-276

PRELIMINARY PLAT
BEXAR STREET NORTH TOWNHOMES NO. 5
Lots 31A-38A, Block 2/2539
Being a Replat of
Lots 21C, Block 2/2539
Bexar Street North Townhomes No. 4
Instrument Number 201400223617 O.P.R.D.C.T.
& Lots 31-39, Block 2/2539
Lincoln Manor
Volume 1, Page 456, M.R.D.C.T.
0.5806 ACRES

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS East Dallas Community Organization is the owner of several tracts of land as evidenced by General Warranty Deed recorded in Instrument No. 20140026184, by General Warranty Deed recorded in Instrument No. 20140011548, by Quitclaim Deed recorded in Instrument No. 201200167954, by Deed without Warranty recorded in Instrument No. 201200278884, and by Deed without Warranty recorded in Instrument No. 201300326480, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being situated in the J.M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lots 31 through 39, Block 2/2539 of Lincoln Manor, an Addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 1, Page 456, Map Records, Dallas County, Texas, and being all of Lot 21C, Block 2/2539 of Bexar Street North Townhomes No. 4, an Addition to the City of Dallas, Texas, according to the map thereof recorded in Instrument No. 201400223617 (O.P.R.D.C.T.), said tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 31, Block 2/2539, said corner being in the northwest line of Hooper Street (a 40 foot right-of-way);

THENCE South 45 degrees 23 minutes 31 seconds West, along the northwest line of said Hooper Street, and along the southeast line of said Lot 31 through Lot 39, Block 2/2539, a distance of 225.02 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 40, Block 2/2539 of said Lincoln Manor Addition, said point also being the southwest corner of said Lot 39, Block 2/2539;

THENCE North 45 degrees 20 minutes 57 seconds West, departing the northwest line of said Hooper Street, along the common line between said Lot 39, Block 2/2539 and said Lot 40, Block 2/2539, a distance of 100.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 23 minutes 31 seconds East, along the northwest line of said Lot 31 through Lot 39, Block 2/2539, a distance of 225.02 feet to a 1/2 inch iron rod found for corner, said corner being in the south line of a 15 foot Alley;

THENCE South 45 degrees 20 minutes 57 seconds East, along the south line of said 15 foot Alley, same being the northeast line of said Lot 31, Block 2/2539, a distance of 4.80 feet to a 1/2 inch iron rod found for corner, said corner being in the west line of said Lot 21C, Block 2/2539;

THENCE North 00 degrees 26 minutes 53 seconds East, along the east line of said 15 foot Alley, same being the west line of said Lot 21C, Block 2/2539, a distance of 2.92 feet to a 1/2 inch iron rod found for corner, said corner being a common corner between said Lot 21C, Block 2/2539 and Lot 21B, Block 2/2539 of said Bexar Street North Townhomes No. 4;

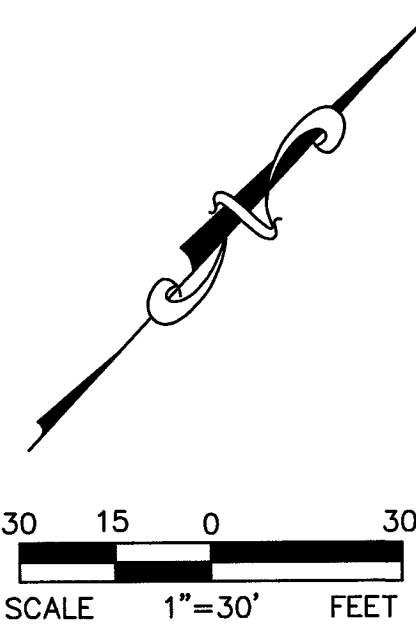
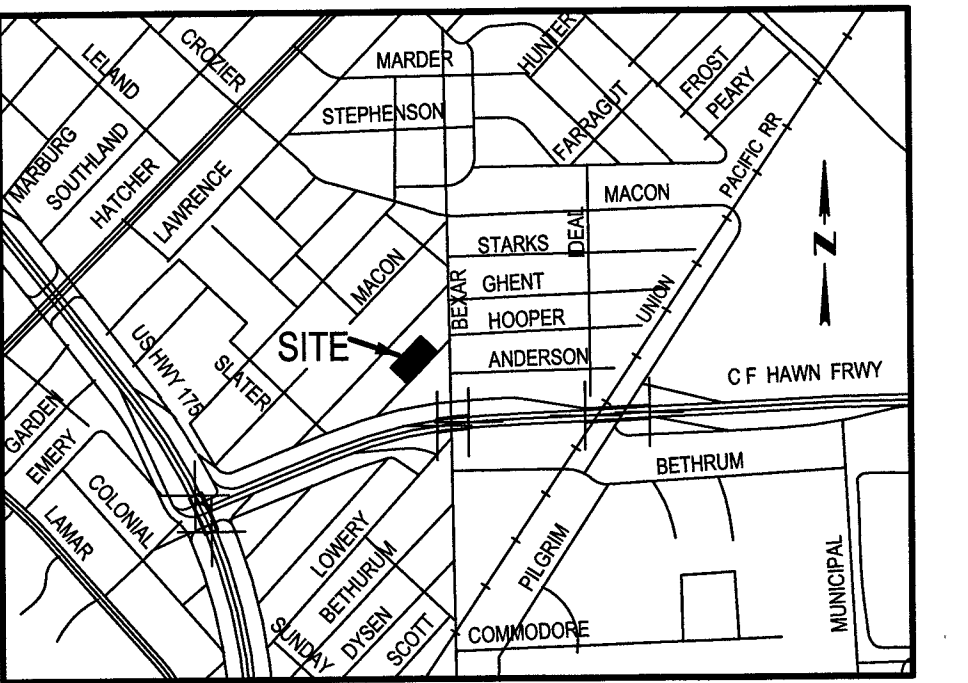
THENCE South 89 degrees 33 minutes 07 seconds East, departing the east line of said 15 foot Alley, along the north line of said Lot 21C, Block 2/2539, same being the south line of said Lot 21B, Block 2/2539; a distance of 76.45 feet to a 1/2 inch iron rod found for corner, said corner being in the west line of Bexar Street (a variable width right-of-way);

THENCE South 00 degrees 26 minutes 53 seconds West, along the west line of said Bexar Street, same being the east line of said Lot 21C, Block 2/2539, a distance of 34.66 feet to a Mag nail found in 2-1/2 inch brass disk found stamped "Bexar Street North Townhomes No. 4, Shields & Lee Surveyors, RPLS 2038" for corner;

THENCE South 22 degrees 55 minutes 12 seconds West, along the west line of said Bexar Street, same being the east line of said Lot 21C, Block 2/2539, a distance of 27.72 feet to a 3-1/4 inch aluminum disc found stamped "Bexar Street North Townhomes No. 4, Shields & Lee Surveyors, RPLS 2038" for corner;

THENCE South 45 degrees 23 minutes 31 seconds West, along the west line of said Bexar Street, same being the east line of said Lot 21C, Block 2/2539, a distance of 4.80 feet to a 3-1/4 inch aluminum disc found stamped "Bexar Street North Townhomes No. 4, Shields & Lee Surveyors, RPLS 2038" for corner;

THENCE South 45 degrees 20 minutes 57 seconds East, along the northwest line of said Hooper Street, same being the southeast line of said Lot 21C, Block 2/2539, a distance of 8.00 feet to the POINT OF BEGINNING, containing 25,293 square feet or 0.5806 acres of land, more or less.



BLUE STAR LAND SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 2013-012 GF # DATE: 09/03/15