

- GENERAL NOTES:
- 1) 3 inch aluminum disks are stamped "J.A.S. RPLS 5299 TX HERITAGE SURVEYING"
 - 2) According to the F.I.R.M. No. 48113202330 J, the subject property lies in Zone X and does not lie within a Flood Phone Hazard Area.
 - 3) Bearings are based on the recorded plat of Channing Green Addition, set on a concrete curb of a Storm Sewer Drop line on Dorothy Avenue. Document No. 20070445145, of the Map Records of Dallas County, Texas.
 - 4) City of Dallas Benchmark No. 1: A square cut at the midpoint on a concrete curb at the Southeast corner of the intersection of Holland Avenue and Wheeler Avenue. Elevation=504.29'
 - 5) City of Dallas Benchmark No. 2: A Standard Water Department Bench Mark set on a concrete curb of a Storm Sewer Drop line on Dorothy Avenue. Document No. 20070445145, of the Map Records of Dallas County, Texas. Elevation=493.62'
 - 6) The purpose of this plat is to create two lots from an existing lot.
 - 7) There were no existing structures on the site at the time of survey.

SURVEYOR'S CERTIFICATE

I, Gary E. Johnson, 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 from 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, Section 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 _____ day of _____, 2015.

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. 08/28/15

Gary E. Johnson
Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day appears, Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MRJ Development, Inc. is the sole owner of a tract of land situated in City of Dallas Block G2477, in Dallas County, Texas, being all of Lot 7A, Block G2477 of Channing Green Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Document No. 20070445145 of the Map Records of Dallas County, Texas, being that same tract of land conveyed to MRJ Development, Inc. by deed recorded in Instrument No. 20150200991 of the Deed Records of Dallas County, Texas, and being more particularly described by meters and bounds as follows:

Commencing at a 112 inch iron rod found for corner at the intersection of the Southeast right-of-way line of Beverly Drive (a 60 foot public right-of-way) and the East right-of-way line of La Foy Boulevard (a 60 foot public right-of-way), said point being the Northwest corner of Lot 7B, Block G2477 of said Channing Green Addition;

Thence South 05 Degrees 13 Minutes 00 Seconds East, along the East right-of-way line of said La Foy Boulevard, a distance of 26.00 feet to a 112 inch iron rod found for corner, said point being the most westerly Southwest corner of said Lot 7B, same being the Northwest corner of said Lot 7A;

Thence North 84 Degrees 47 Minutes 00 Seconds East, departing the East right-of-way line of said La Foy Boulevard and along the South line of said Lot 7B, a distance of 49.70 feet to a 3 inch aluminum disk stamped "J.A.S. RPLS 5299 TX HERITAGE SURVEYING" set for corner, said point being and interior all corner of said Lot 7B, same being the Northeast corner of said Lot 7A;

Thence South 45 Degrees 18 Minutes 16 Seconds East, along the Southwest line of said Lot 7B, a distance of 82.97 feet to a 3 inch aluminum disk stamped "J.A.S. RPLS 5299 TX HERITAGE SURVEYING" set for corner in the Northwest right-of-way line of a 15 foot public alley, said point being the South corner of said Lot 7B, same being the Southeast corner of said Lot 7A;

Thence South 44 Degrees 20 Minutes 00 Seconds West, along the Northwest right-of-way line of said alley, a distance of 28.41 feet to a 3 inch aluminum disk stamped "J.A.S. RPLS 5299 TX HERITAGE SURVEYING" set for corner at the intersection of the Northwest right-of-way line of said alley and the North right-of-way line of Holland Avenue (a 50 foot public right-of-way), said point being the Southeast corner of said Lot 7A;

Thence South 84 Degrees 47 Minutes 00 Seconds West, along the North right-of-way line of said Holland Avenue, a distance of 66.31 feet to a 112 inch iron rod found for corner at the intersection of the North right-of-way line of said Holland Avenue and the East right-of-way line of the aforementioned La Foy Boulevard, said point being the beginning of a curve to the right, having a radius of 15.00 feet and a chord bearing and distance of North 50°13'09" West, 21.21 feet;

Thence, in a northwesterly direction, along said curve to the right, through a central angle of 89°59'47", an arc length of 23.56 feet to a 112 inch iron rod found for corner in the East right-of-way line of said La Foy Boulevard at the North end of said curve to the right;

Thence North 05 Degrees 13 Minutes 00 Seconds West, along the East right-of-way line of said La Foy Boulevard, a distance of 66.91 feet to the POINT OF BEGINNING and containing 6,500 square feet or 0.148 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MRJ Development, Inc. does hereby adopt this plat, designating the herein above described property as **JAD ADAM SUBDIVISION**, an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and always shown thereon. The easements shown hereon 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 herein reserved for the mutual use and accommodation of all public utilities used or desiring to use same. All, and any public utility shall have the right to remove and keep removed all parts of any buildings, 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, repairing, 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.)

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 66-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

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

Amal Jarbou, President
MRJ Development, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day appears, Amal Jarbou, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

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

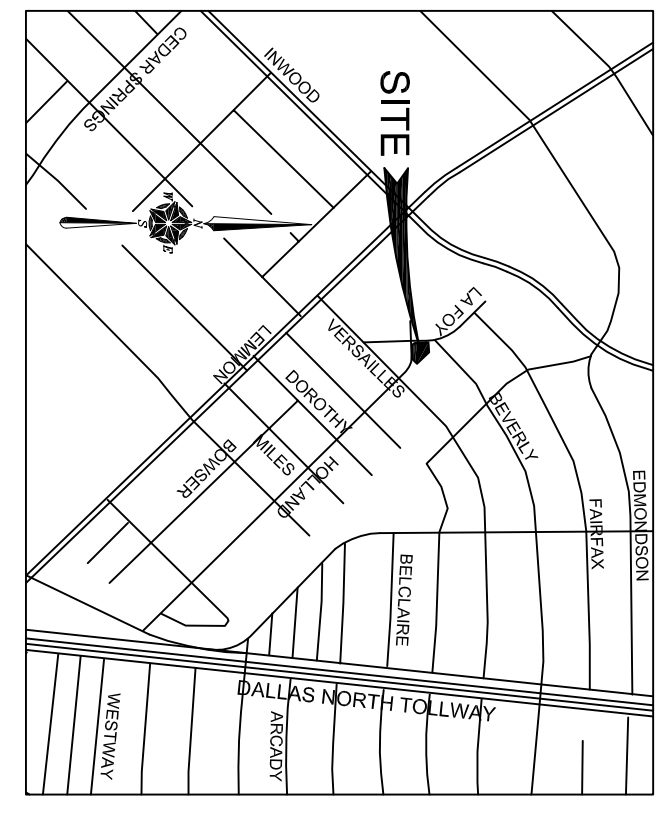
Notary Public in and for Dallas County, Texas.

OWNER
MRJ DEVELOPMENT, INC.
1627 ROMA LANE
ALLEN, TX 75013
attn: AMAL JARBOU
PH: 469-877-4111

SURVEYOR
"PRELIMINARY REPLAT"
JAD ADAM SUBDIVISION

REPLAT OF LOT 7A, BLOCK G/2477 OF CHANNING GREEN ADDITION, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS PLAN FILE NO. S145-285

DATE: 08/25/2015 / DRAWN BY: EBDIE / SCALE: 1"=20' / JOB NO.: 1502541-1



- LEGEND**
- TREE
 - SANITARY SEWER
 - MANHOLE COVER
 - POWER POLE
 - ▲ ELECTRIC METER
 - IRON ROD FOUND
 - ALUMINUM DISK SET
 - CM CONTROL MONUMENT
 - MAP RECORDS, DALLAS COUNTY, TEXAS
 - ASPHALT PAVING
 - CONCRETE PAVING
 - HP OVERHEAD POWER LINE
 - SS UNDERGROUND SANITARY SEWER LINE
 - G UNDERGROUND 2" GAS LINE
 - LTG UNDERGROUND TELEPHONE LINE
 - W UNDERGROUND WATER LINE