

GARDEN WIDEMAN JERAN MADRAS ALTO GARDEN NISQUALLY BAYWOOD TACKETT EDEN HOMESTEAD **HAWLEY** DUNLAP Holcomb Park CRAIGE FILES OAK HILL

vard (variable width right-of-way) being the Dallas County, Texas, according to the Map

VICINITY MAP -NOT TO SCALE

SURVEYOR'S STATEMENT

Alto Garden Drive, a distance of 179.22 feet to bed in Order of Possession to Pleasant Grove

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.

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. (10/10/2019)

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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Gary E. Johnson Texas Registered Professional Land Surveyor No. 5299

line of said Buckner Boulevard, a distance of

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

2019.

levard, a distance of 91.00 feet to a point for .31 feet, said point being the northwest corner

of Pleasant Grove Annex Addition, a distance sasant Grove Annex, an addition to the City of lap Records, Dallas County, Texas, being the on the east line of aforementioned Buckner

GENERAL NOTES:

2) The purpose of this replat is to combine a Lot and a tract of land into one Lot.

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).

3) Lot to lot drainage will not be allowed without city of Dallas paving & drainage engineering section approval.

4) Coordinates shown hereon are Texas State Plane Coordinate System, North Central American Datum of 1983 on Grid Coordinate values, No Scale and No Projection. Zone, North

5) Dallas Water Utilities Benchmarks:
No. 58-L-1S
A standard water department benchmark on concrete curb, center radius,
Drive and Lake June Road.
Northing: 6,954,951.501; Easting: 2,527,817.980; Elevation: 487.782

instruction and maintenance of the systems. fire hydrants, water services and wastewater herein granted shall be determined by their

Lake June Road. Northing: 6,954,982.434; Easting: 2,527,810.608; Elevation: 487.966 cut on concrete curb between storm inlets, located at the Northeast corner of Conner

6) According to the F.I.R.M. No. 48113C0510K, the subject property lies within a Flood Prone Hazard Area.

OWNER
MORELIA MEXICAN RESTAURANT, INC.,
A TEXAS CORPORATION
2707 W. JEFFERSON BLVD.
DALLAS, TEXAS 75211

SURVEYOR

PRELIMINARY PLAT PLAZA MORELIA

LOT 2A, BLOCK 6339
A 0.687 ACRE TRACT OF LAND IN CITY BLOCK 6339 AND
LOT 2, BLOCK 6339 OF MORELIA MEXICAN RESTAURANT
WILLIAM B. ELAM SURVEY, ABSTRACT NO. 441
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-008
ENGINEERING PLAN NO. 311T-____

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SURVEYING, ILC

DATE: 09/10/2019 / JOB # 1900930-1 / DRAWN: MRW / SCALE - 1" = 40'