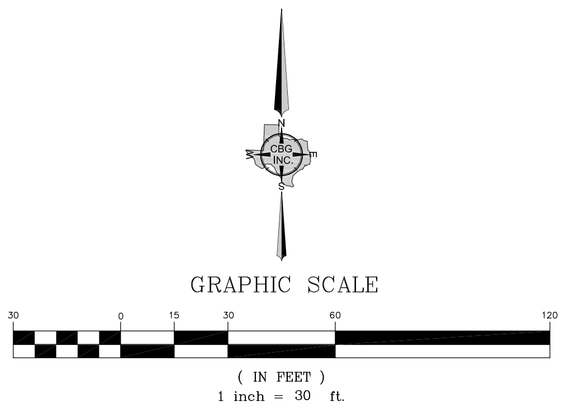
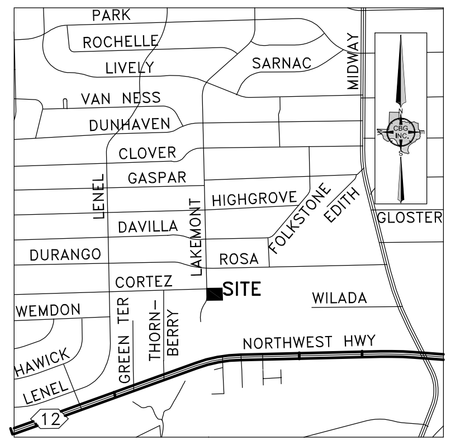
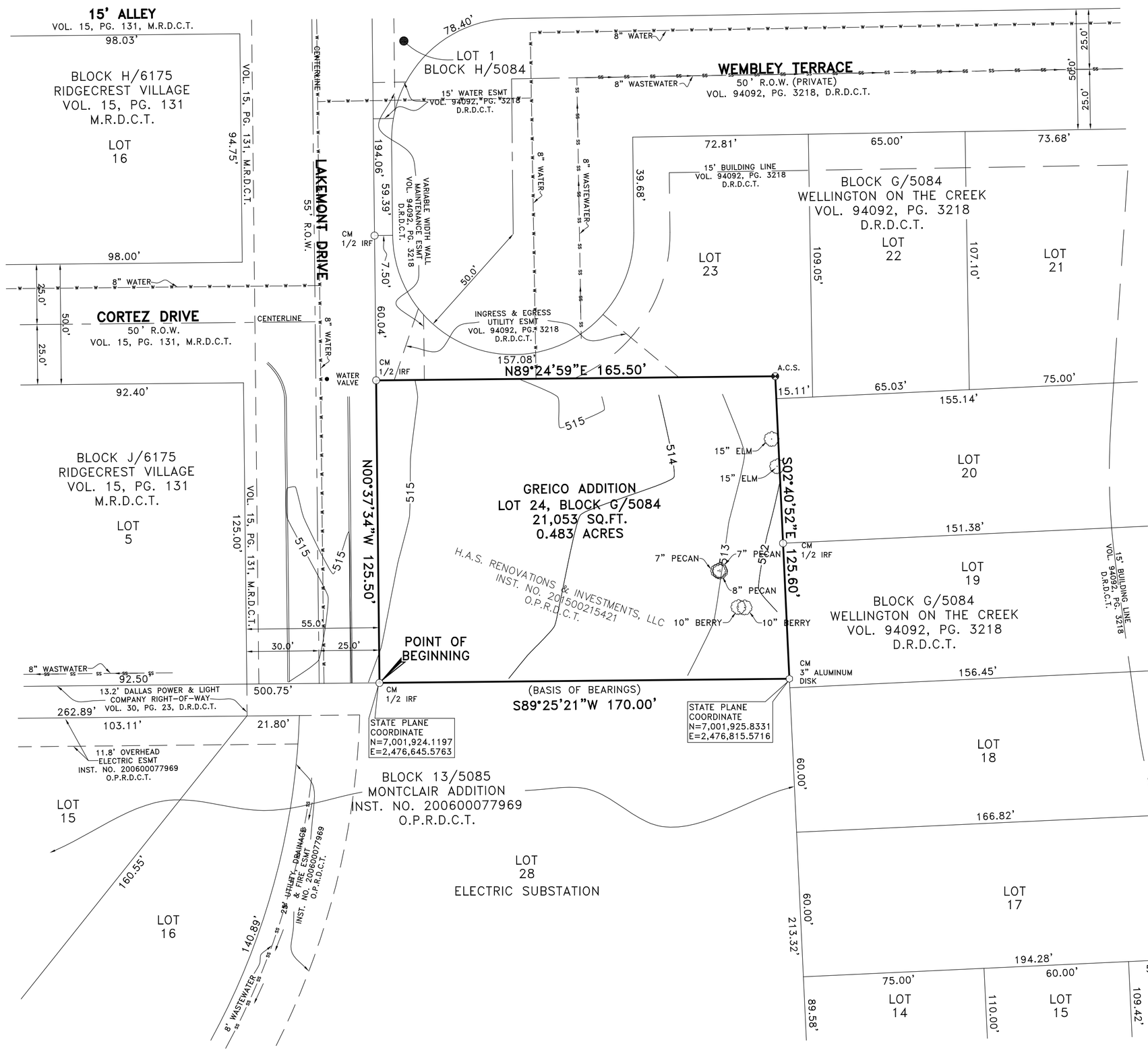




VICINITY MAP
NOT TO SCALE



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND
A.C.S. = 3 INCH ALUMINUM DISK STAMPED "GA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, H.A.S. Renovations & Investments, LLC are the owners of a tract of land situated in the Francis A. Winn 612 Acre Survey, Abstract No. 1578, in the City of Dallas, Dallas County, Texas, same being conveyed to H.A.S. Renovations & Investments, LLC by General Warranty Deed with Vendor's Lien recorded in Instrument Number 201500215421, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner and being in the North line of Lot 28, Block 13/5085, of Montclair Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument Number 200600077969, Official Public Records, Dallas County, Texas, and being in the East line of Lakemont Drive (a 55 foot right-of-way);

Thence North 00 degrees 37 minutes 34 seconds West, along the East line of said Lakemont Drive, a distance of 125.50 feet to a 1/2 inch iron rod found for corner and being the Southwest corner of Lot 23, Block G/5084, Wellington on the Creek, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 94092, Page 3218, Deed Records, Dallas County, Texas;

Thence North 89 degrees 24 minutes 59 seconds East, along the South line of said Lot 23, Block G/5084, a distance of 165.50 feet to a 3 inch aluminum disk stamped "GA and RPLS 5513" set over a 1/2 inch iron rod for corner, and being an interior ell Corner of said Lot 23, Block G/5084;

Thence South 02 degrees 40 minutes 52 second East, along the most Eastern West line of said Lot 23, Block G/5084, and along the West line of Lot 20 and Lot 19, a distance of 125.60 feet to a 3 inch aluminum disk found for corner, and being the Northeast corner of said Lot 28, Block 13/5085;

Thence South 89 degrees 25 minutes 21 seconds West, along the North line of said Lot 28, Block 13/5085, a distance of 170.00 feet to the Point of Beginning and containing 21,053 square feet or 0.483 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, H.A.S. Renovations & Investments, LLC, acting by and through their duly authorized agent, Tom Greico, Manager, do hereby adopt this plat, designating the herein described property as **GREICO ADDITION**, 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 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 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 _____, 2016.

BY: _____
H.A.S. Renovations & Investments, LLC
Tom Greico, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tom Greico 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 _____, 2016.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2016.

RELEASED FOR REVIEW 10/12/2016 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.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
GREICO ADDITION
LOT 24, BLOCK G/5084
21,053 SQ.FT. / 0.483 ACRES
FRANCIS A. WINN 612 ACRE SURVEY, ABSTRACT NO. 1578
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-009

OWNER: H.A.S. RENOVATIONS & INVESTMENTS, LLC
10900 STONELAKE BLVD. STE. A-230
AUSTIN, TX 78759
P 214.202.0691

CBG SURVEYING INC
PROFESSIONAL LAND SURVEYORS
DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
WWW.CBGINCTX.COM 214-349-9485

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=30' / DATE: OCTOBER 12, 2016 / JOB NO. 1616690 / DRAWN BY: RR