

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Sorror Haghdan is the sole owner of a tract of land situated in the Samuel M. Hyde Survey, Abstract No. 547, City of Dallas, Dallas County, Texas, same being conveyed to said Sorror Haghdan by General Warranty Deed, recorded in Instrument No. 201200357268, Official Public Records, Dallas County, Texas, and also being all of Lots 2 and 3, Block 8/5387, Lake Highlands, Volume 4, Page 307, Plat Records, Dallas County, Texas, hereinafter referred to as (4/307), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 3, Block 8/5387, of said Lake Highlands (4/307), said corner being the intersection of the Northeast Right-of-Way line of a 10 foot Alley, and the Southeast Right-of-Way of Biscayne Boulevard (70 foot Right-of-Way, (4/307));

THENCE North 23 degrees 57 minutes 19 seconds East, along the Southeast Right-of-Way line of said Biscayne Boulevard, a distance of 174.04 feet to a 3 inch aluminum disk stamped "H4" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the beginning of a curve to the right, having a radius of 15.00 feet, a delta of 101 degrees 38 minutes 07 seconds, and a chord bearing and distance of North 74 degrees 46 minutes 22 seconds East, 23.25 feet;

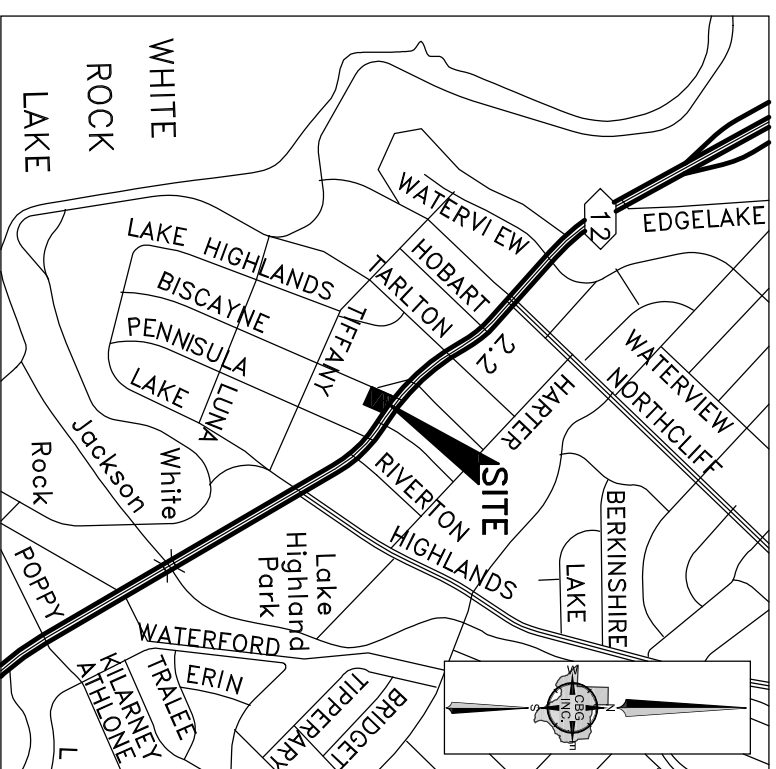
THENCE, along said curve to the right, and arc length of 26.61 feet to a 3 inch aluminum disk stamped "H4" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Southeast Right-of-Way line of said Biscayne Boulevard, and the Southwest Right-of-Way line of North Buckner Boulevard (100 foot Right-of-Way (4/307)), and being the beginning of a reverse curve to the left, having a radius of 926.60 feet, a delta of 03 degrees 17 minutes 05 seconds, and a chord bearing and distance of South 56 degrees 03 minutes 07 seconds East, 53.11 feet;

THENCE, along said curve to the left, an arc length of 53.12 feet to a 3 inch aluminum disk stamped "H4" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;

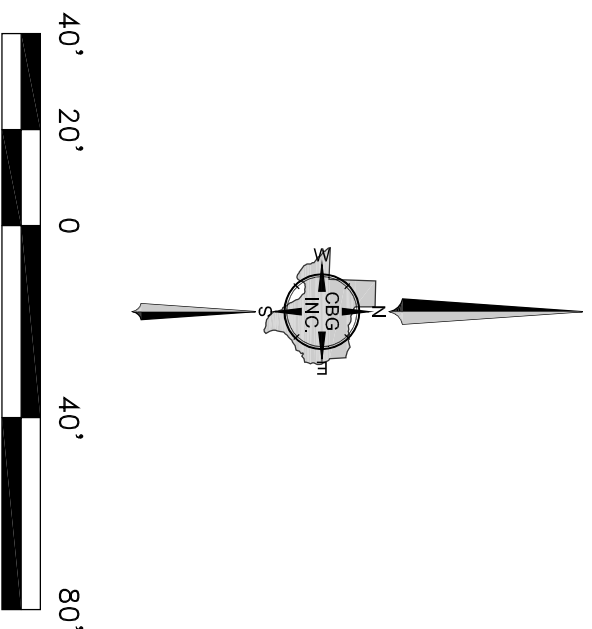
THENCE South 57 degrees 41 minutes 40 seconds East, along the Southeast Right-of-Way line of said North Buckner Boulevard, a distance of 81.49 feet to a 3/8 inch iron rod found for corner, said corner being the intersection of the Southeast Right-of-Way line of said North Buckner Boulevard, and the Northwest Right-of-Way line of a 10 foot Alley;

THENCE South 23 degrees 14 minutes 14 seconds West, along the Northwest Right-of-Way line of said 10 foot Alley, a distance of 168.23 feet to a 1/2 inch iron pipe found for corner, said corner being the intersection of the Northwest Right-of-Way line of said 10 foot Alley, and the Northeast Right-of-Way of aforesaid 10 foot Alley;

THENCE North 65 degrees 50 minutes 34 seconds West, along the Northeast Right-of-Way line of said 10 foot Alley, a distance of 153.07 feet to the POINT OF BEGINNING, and containing 27,190 square feet or 0.624 acres of land.



VICINITY MAP
NOT TO SCALE

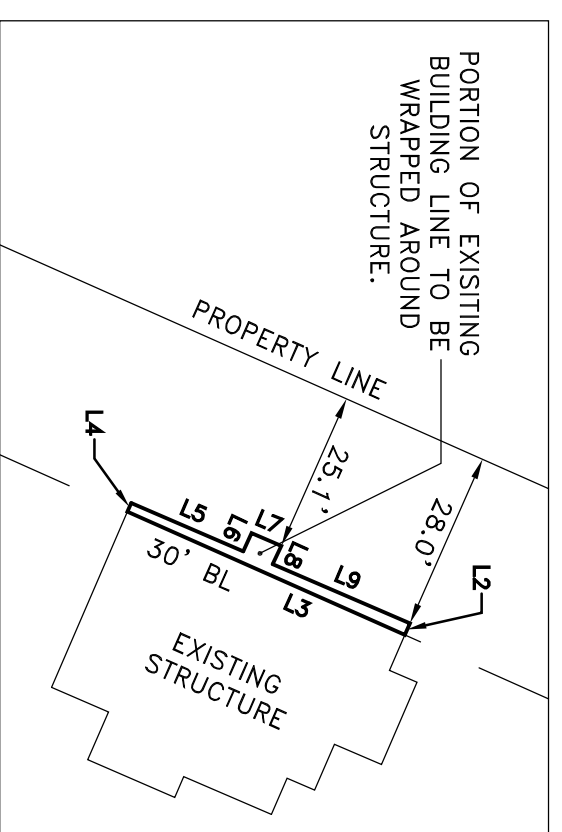
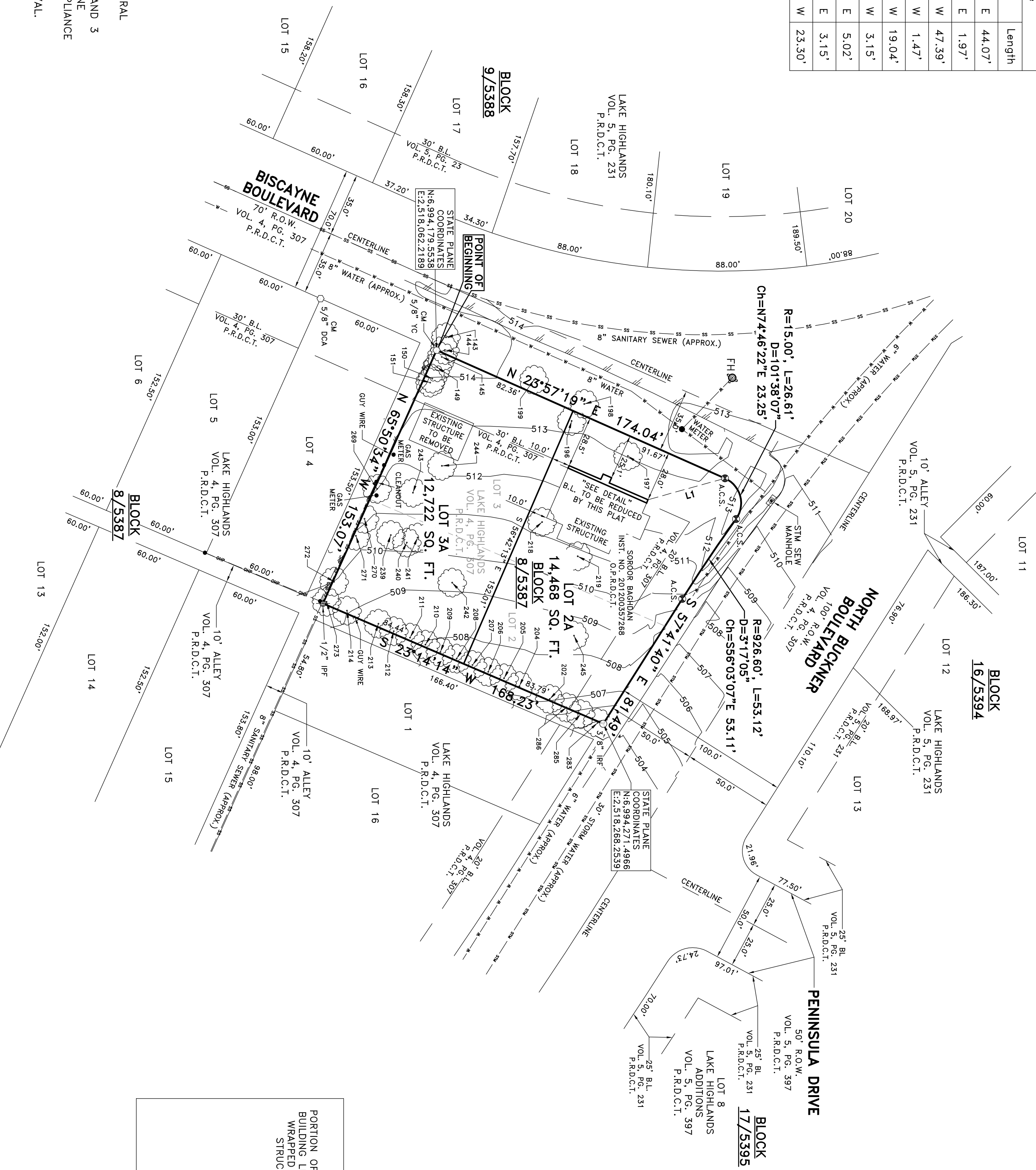


Line #	Direction	Length
L1	S 15°32'47" E 44.07'	
L2	S 66°37'25" E 1.97'	
L3	S 23°57'19" W 47.39'	
L4	N 66°37'25" W 1.47'	
L5	N 33°20'15" W 19.04'	
L6	N 64°54'55" W 3.15'	
L7	N 23°20'49" E 5.02'	
L8	S 65°28'00" E 3.15'	
L9	N 33°20'15" W 23.50'	

TREE SURVEY POINT#	TREE DESCRIPTION
143	29" OAK OAK
144	21" CRETE MERLIE CLUSTER
145	13" CRETE MERLIE
149	25" CRETE MERLIE
150	31" CRETE MERLIE
151	22" CRETE MERLIE
156	22" PECAN
197	17" PECAN
198	18" PECAN
199	15" PECAN
202	28" CEDAR
204	12" CEDAR
205	27" CEDAR
206	24" CEDAR
207	19" CEDAR
208	16" CEDAR
209	15" CEDAR
210	20" CEDAR
211	16" CEDAR
212	23" CEDAR
213	11" CEDAR
214	16" CEDAR
218	20" CRETE
219	16" PECAN
239	12" PECAN
240	16" PECAN
241	13" PECAN
242	12" PECAN
243	15" PECAN
244	16" PECAN
245	12" PECAN
269	10" CEDAR
270	12" CEDAR
271	10" CEDAR
272	18" CEDAR
273	16" CEDAR
283	24" CEDAR
285	24" CEDAR
286	20" CEDAR

LEGEND
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.I.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
B.L. = BUILDING LINE
1/2" IRF = 1/2 INCH IRON PIPE FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND
3/8" IRF = 3/8 INCH IRON ROD FOUND
DCA = DOUG CONNALLY AND ASSOCIATES
A.C.S. = 3" ALUMINUM DISK STAMPED "HA" AND "RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE LOT LINE SEPARATING LOTS 2 AND 3 FROM BISCAYNE BOULEVARD AND TO GRAB A PORTION OF THE EXISTING BUILDING LINE AROUND THE ENCROACHING STRUCTURE AND PORCH ON THE PROPOSED LOT 2A, IN COMPLIANCE WITH R-7-(3A) ZONING REGULATIONS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Sorror Haghdan, does hereby adopt this plat, designating the herein described property as **HAGHDAN 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 hereon. 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, or 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 or the easements, and all public utilities shall of 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 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

BY: _____, Sorror Haghdan, Owner
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sorror Haghdan, 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 _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 (g)(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.
RELEASED FOR REVIEW ON 11/07/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
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 Bryon Connolly 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 _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
HAGHDAN ADDITION
LOTS 2A AND 3A, BLOCK 8/5387
27,190 SQ.FT. / 0.624 ACRES
BEING A REPLAT OF
LOTS 2 AND 3, LAKE HIGHLANDS
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-020



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 290
Dallas, TX 75228
F 214-349-9485
F 214-349-2216
Firm No. 10168800
www.cbgsurvey.com

SCALE: 1"=40' / DATE: 10-15-18 / JOB NO. 1813940 / DRAWN BY: WTH