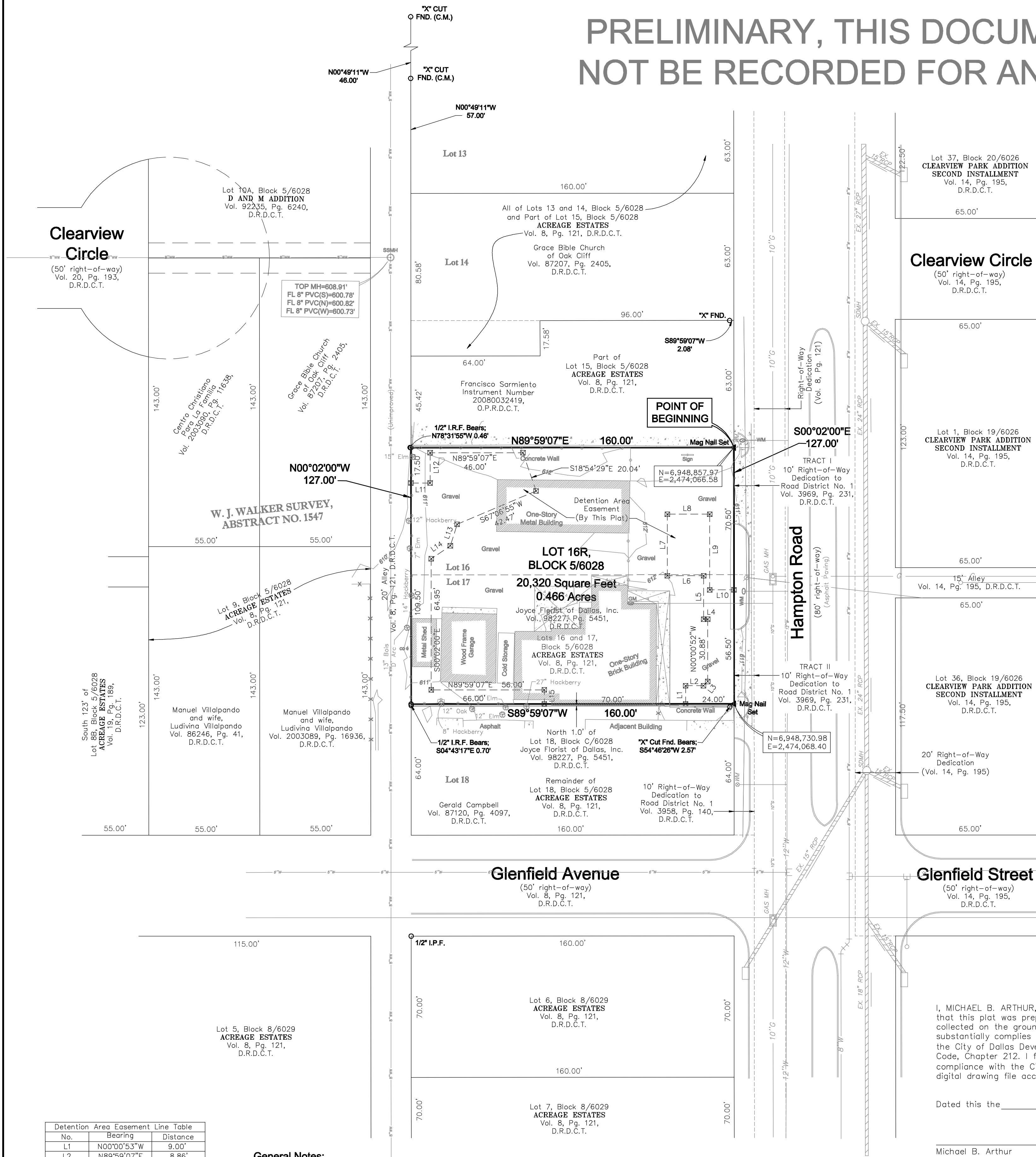


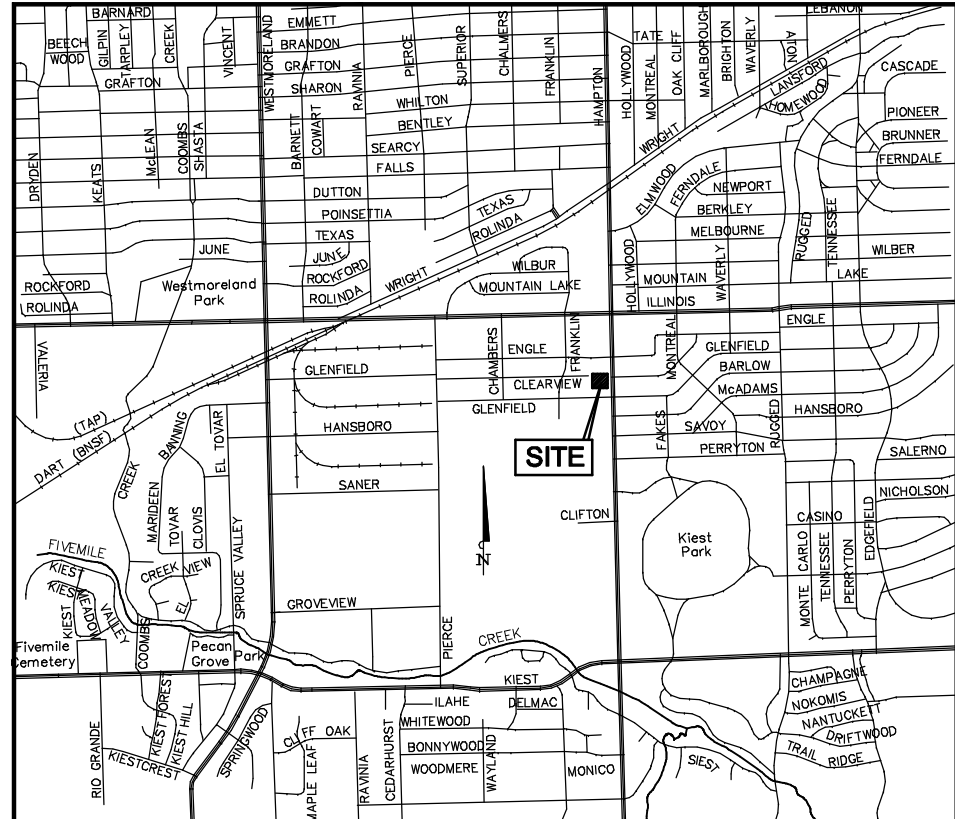
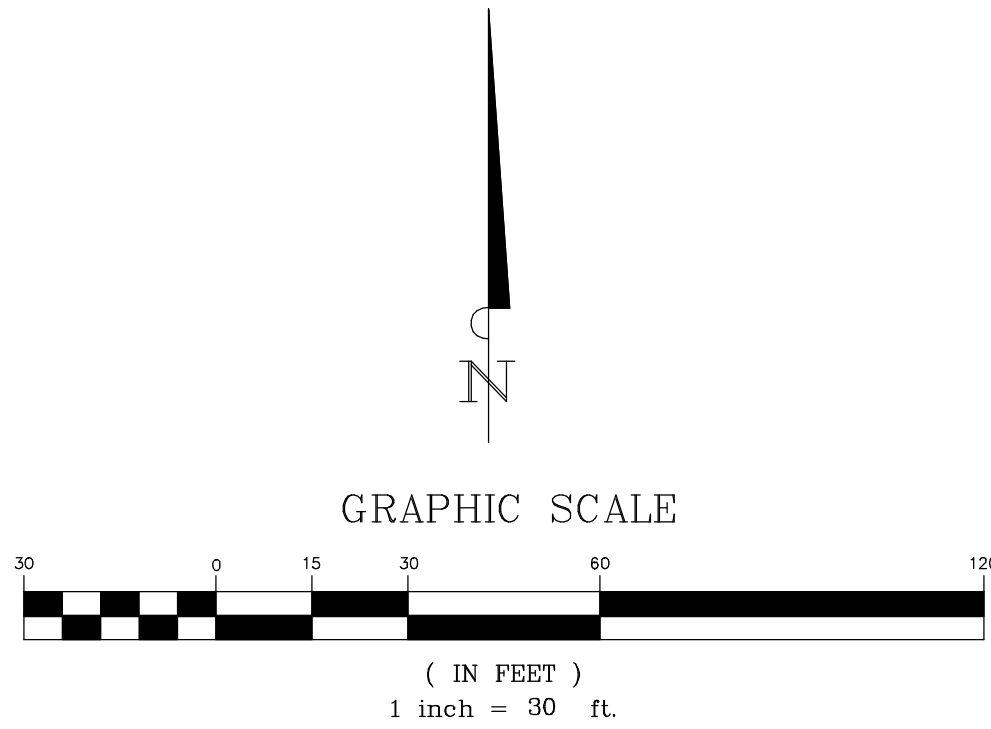
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



Detention Area Easement Line Table		
No.	Bearing	Distance
L1	N00°00'53\"W	9.00'
L2	N89°59'07\"E	8.86'
L3	N44°59'08\"E	3.00'
L4	S89°59'07\"W	2.00'
L5	N00°00'53\"W	21.50'
L6	S89°59'07\"W	18.00'
L7	N00°00'53\"W	30.50'
L8	N89°59'07\"E	21.00'
L9	S00°00'53\"E	37.50'
L10	N89°59'07\"E	12.00'
L11	N89°59'07\"E	9.50'
L12	N00°02'00\"W	15.00'
L13	S17°29'41\"W	11.17'
L14	S85°51'36\"W	11.46'
L15	S00°00'53\"E	7.00'

General Notes:

- Bearings are based on the westerly monumented line of Hampton Road, same being the easterly line of Lots 10-18, Block 5/6028, of **ACREAGE ESTATES**, an addition to the City of Dallas, Texas, as recorded in Volume 8, Page 21, of the Deed Records, Dallas County, Texas, said bearing being, South 00°02'00\" West.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from all of Lots 16 and 17, Block 5/6028.
- Coordinates shown on this plat are per the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- All existing structures to be removed.



LEGEND

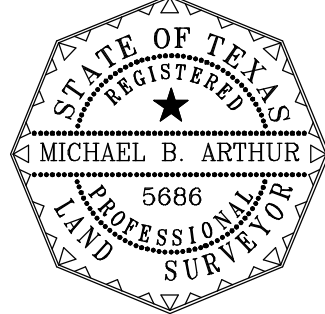
- Pg. = Page
- Vol. = Volume
- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- ▲ = Mag nail with washer stamped "JOYCE FLORIST" set
- ⊠ 3" Aluminum Disc set on 5/8" Iron rod stamped "DET. ESMT"

SURVEYOR'S STATEMENT:

I, MICHAEL B. ARTHUR, 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.

Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 5686



COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

COUNTY OF DALLAS
STATE OF TEXAS

OWNER'S CERTIFICATE

Being a 20,320 square foot tract of land, situated in the W. J. Walker Survey, Abstract No. 1547, in the City of Dallas, Dallas County, Texas, and being all of Lots 16 and 17, Block 5/6028, of **ACREAGE ESTATES**, an addition to the City of Dallas, as recorded in Volume 8, Page 21, of the Deed Records, Dallas County, Texas, and being all of that tract of land, described in a Warranty Deed With Vendor's Lien to Joyce Florist of Dallas, Inc., as recorded in Volume 98227 Page 5451, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a mag nail with washer stamped "JOYCE FLORIST" set for the northeasterly corner of said Lot 16, same being the southeasterly corner of Lot 15, of said addition, said corner also being in the westerly monumented line of Hampton Road;

THENCE South 00°02'00\" East, along the westerly monumented line of Hampton Road, same being the easterly line of said Lots 16 and 17, a distance of 127.00' to a mag nail with washer stamped "JOYCE FLORIST" set for the southeasterly corner of said Lot 17, same also being northeasterly corner of said Lot 18, from which an "X" cut in concrete found bears, South 54°46'26\" West, a distance of 2.57';

THENCE South 89°59'07\" West, along the common line between said Lots 17 and 18, a distance of 160.00' to a metal fence post found for corner in the easterly monumented line of a 20' Alley, said corner being the northwesterly corner of said Lot 18, same being the southwesterly corner of said Lot 17, from which a 1/2\" iron rod found bears, South 04°43'17\" East, a distance of 0.70';

THENCE North 00°02'00\" West, along the easterly monumented line of said 20' Alley, same being the westerly line of Lots 17 and 16, Block 5/6028, a distance of 127.00' to a point for corner, being the southwesterly corner of the aforementioned Lot 15, same being the northwesterly corner of said Lot 16, from which a 1/2\" iron rod found bears, North 78°31'55\" West, a distance of 0.46';

THENCE North 89°59'07\" East, along the common line between said Lots 15 and 16, a distance of 160.00' to the **POINT OF BEGINNING** and containing 20,320 square feet or 0.466 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Joyce Florist of Dallas, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **JOYCE FLORIST ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

JOYCE FLORIST OF DALLAS, INC.

By: _____
Lisa Alvarez - Owner

COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 5/6028 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 5/6028. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 5/6028, unless approved by the Chief Engineer of Sustainable Development and Construction. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 5/6028, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER:

Joyce Florist of Dallas, Inc.
2729 S. Hampton Road
Dallas, Texas 75224
Phone: (214) 728-3067
Contact: Lisa Alvarez

ENGINEER:

Charles Gojer and Associates, Inc.
11615 Forest Central Drive,
Suite 303
Dallas, Texas 75243
Phone: (214) 340-1199
Contact: Chris Walton, P.E.

SURVEYOR:

North Texas Surveying, LLC
1515 South McDonald St. Suite 110
McKinney, Texas 75069
Phone: (214) 504-0933
Fax: (214) 504-0938
www.northtexasurveying.com
FIRM Registration No. 10074200

PRELIMINARY PLAT
JOYCE FLORIST ADDITION
Lot 16R, Block 5/6028

Being all of
Lots 16 and 17, Block 5/6028
ACREAGE ESTATES
W. J. WALKER SURVEY,
ABSTRACT NO. 1547
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

City Plan File No.: **S167-013**

Engineering Plan No.: _____

DATE: 10/07/2016

REVISED:

SCALE: 1" = 30'

DATE: 09/15/2016 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2016-0123