

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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."

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

**STATE OF TEXAS:
COUNTY OF DALLAS:**

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____, 2019.

Notary Public in and for the State of Texas.

OWNER'S CERTIFICATE

**STATE OF TEXAS:
COUNTY OF DALLAS:**

WHEREAS ADIA PARTNERSHIP, LLC and RICHARD THOMAS GARRISON, JR. are the owners of Lots 1, 2, and 3 Block 9/7679 of MEADOWMERE NO. 3, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 6, Page 203 of the Map Records of Dallas County, Texas, being situated in the W. S. Beatty Survey, Abstract No. 57, and being all of that same tract of land described in deeds to ADIA Partnership, LLC and Richard Thomas Garrison, Jr., recorded in Instrument No. 201400104739 & Instrument No. 201700061884 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the present intersection of the northwest R.O.W. line of Canyon Street (a variable width R.O.W.) with the northeast R.O.W. of Canyon Street (a 60' R.O.W.);

THENCE N 77°24'00" W, 208.03' along the northeast line of Canyon Street to a cross cut found for corner in the east R.O.W. line of Viaduct Street (a 40' R.O.W.);

THENCE N 00°57'00" W, 198.37' along the east line of Viaduct Street to a 5/8" iron rod found for corner in the southwest line of that same tract of land described in deed to the City of Dallas, recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas;

THENCE S 51°48'00" E, 294.25' along the southwest line of said City of Dallas property to a 5/8" iron rod found for corner in the northwest line of Canyon Street;

THENCE S 21°59'00" W, 66.60' along the northwest line of Canyon Street to the POINT OF BEGINNING and containing 29,468 square feet or 0.677 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ADIA PARTNERSHIP, LLC and RICHARD THOMAS GARRISON, JR., acting by and through their duly authorized agent, Timothy L. Petrash, does hereby adopt this plat, designating the herein described property as SOCO SKYLINE ESTATES CANYON, 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 _____, 2019.

ADIA PARTNERSHIP, LLC. & RICHARD THOMAS GARRISON, JR.

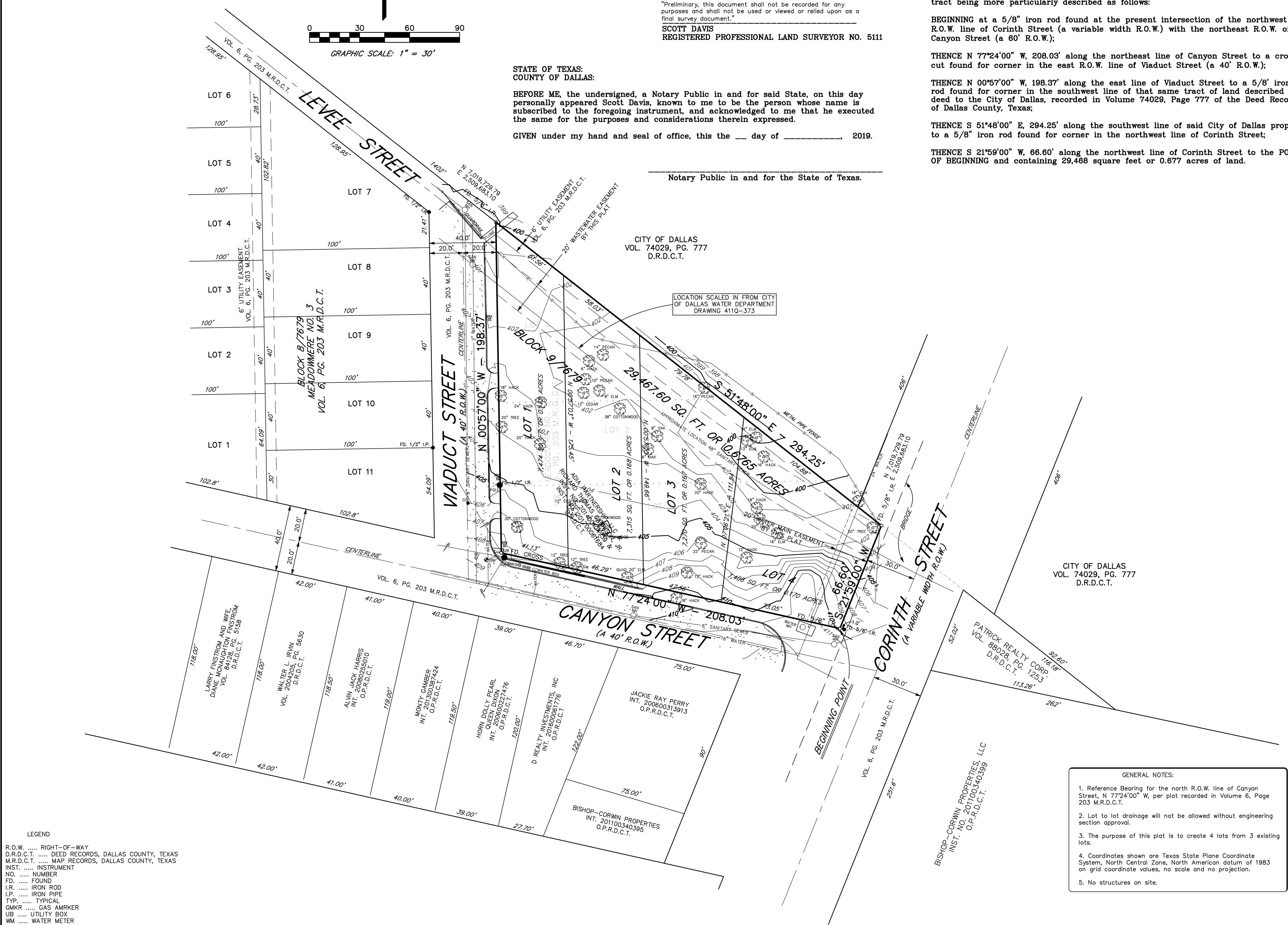
Timothy L. Petrash, Owner & Agent

**STATE OF TEXAS:
COUNTY OF DALLAS:**

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Timothy L. Petrash, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____, 2019.

Notary Public in and for the State of Texas.



- LEGEND**
- R.O.W. RIGHT-OF-WAY
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - INST. INSTRUMENT
 - NO. NUMBER
 - FD. FOUND
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - TYP. TYPICAL
 - GMKR GAS MARKER
 - UB UTILITY BOX
 - WM WATER METER
 - WV WATER VALVE
 - GW GUY WIRE
 - O/H OVERHEAD
 - SAN MH SANITARY SEWER MANHOLE
 - STM MH STORM SEWER MANHOLE
 - UGCM UNDERGROUND CABLE MARKER
 - PP POWER POLE
 - FH FIRE HYDRANT
 - CO CLEANOUT
 - CONC. CONCRETE
 - ASPHALT ASPHALT

- GENERAL NOTES:**
1. Reference Bearing for the north R.O.W. line of Canyon Street, N 77°24'00" W, per plat recorded in Volume 6, Page 203 M.R.D.C.T.
 2. Lot to lot drainage will not be allowed without engineering section approval.
 3. The purpose of this plat is to create 4 lots from 3 existing lots.
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
 5. No structures on site.

PRELIMINARY PLAT
SOCO SKYLINE ESTATES
LOTS 1, 2, 3 & 4, BLOCK 9/7679

A REPLAT OF LOTS 1, 2, & 3 BLOCK 9/7679 OF MEADOWMERE NO. 3, SITUATED IN THE W. S. BEATTY SURVEY, ABSTRACT NO. 57, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 190-050

OWNER
ADIA PARTNERSHIP, LLC
& RICHARD THOMAS GARRISON, JR.
2615 WARREN CIR.
IRVING, TX 75062

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 11/15/2019
JOB NO. 17044A