

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 0.649 tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 207, Dallas County, Texas being in City Block 7187 and being a part of that tract of land conveyed to Eagle Ford Common School District, now Dallas Independent School District by Warranty Deed recorded in Volume 1463, Page 131, Deed Records, Dallas County, Texas; as affected by Deed to The City of Dallas, Texas conveying a portion of said tract for passage of vehicular and pedestrian traffic as recorded in Volume 7299, Page 1009, Deed Records, Dallas County, Texas; said 0.649 acre tract being more particularly described by metes and bounds as follows;

**BEGINNING**, at a 3 1/4-inch aluminum disc stamped "ZAFAR ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the south end of a corner clip at the intersection of the south right-of-way line of Fannie Street (variable width) and the west right-of-way line of Clymer Street (25 feet wide); said point also being the southeast corner of said City of Dallas tract;

**THENCE**, South 15 degrees 20 minutes 55 seconds East, with said west right-of-way line, a distance of 270.00 feet to a 3 1/4-inch aluminum disc stamped "ZAFAR ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the southeast corner of said 0.649 acre tract; said point also being at the intersection of the said west right-of-way line of Fannie Street and the north right-of-way line of Chippewa Drive 150 feet wide;

**THENCE**, South 74 degrees 39 minutes 05 seconds West, with said north right-of-way line, a distance of 105.00 feet to a 1/2-inch iron pipe found at the southwest corner of said 0.649 acre tract; said point also being the southeast corner of a tract of land conveyed to Gearldine Tyler and Larry Coleman by Warranty Deed recorded in Volume 92145, Page 4806, Deed Records, Dallas County, Texas;

**THENCE**, North 15 degrees 20 minutes 55 seconds West, leaving said north right-of-way line and with the common line of said 0.649 acre tract and Coleman tract, passing at a distance of 143.3 feet a 1/2-inch iron rod with plastic cap stamped "CBG" found at the northeast corner of said Coleman tract; said point also being the southwest corner of a tract of land conveyed to Maria Espinoza by General Warranty Deed recorded in County Clerk's Instrument No. 201600293324, Official Public Records, Dallas County, Texas; continuing, in all, a total distance of 257.00 feet to a 5/8-inch iron rod found at the northwest corner of said 0.649 acre tract; said point also being the southwest corner of said City of Dallas tract; said point also being the northeast corner of said Espinoza tract; said point also being on the said south right-of-way line of Fannie Street; said point also being the beginning of a curve to the right having a radius of 614.31 feet;

**THENCE**, Northeastly, with said curve to the right and said south right-of-way line, through a central angle of 09 degrees 06 minutes 21 seconds, an arc distance of 97.63 feet (chord bears North 62 degrees 04 minutes 10 seconds East, 97.63 feet) to a 3 1/4-inch aluminum disc stamped "ZAFAR ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the north end of said corner clip;

**THENCE**, South 65 degrees 19 minutes 01 seconds East, with said corner clip, a distance of 12.82 feet to the POINT OF BEGINNING;

CONTAINING, 28,290 square feet or 0.649 acres of land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ZAFAR 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 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 building, 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 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 platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand of Dallas, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DALLAS INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_ known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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. 19458, 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. 21A-6.017 (a)(1)(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 \_\_\_\_\_, 2017.

RELEASED 10/31/2017 - FOR REVIEW ONLY  
 NOT TO BE RECORDED

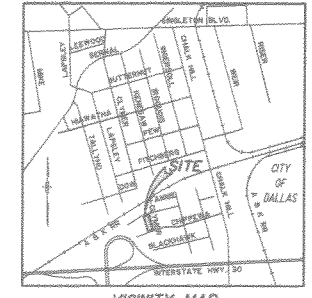
Robert W. Schneeberg  
 Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas



**LEGEND**

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- D.P.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
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- AMS 3-1/4" ALUMINUM DISC STAMPED "ZAFAR ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804"
- Sq. Ft. SQUARE FEET

**OWNER:**  
 DALLAS I.S.D.  
 4300 NORTH CENTRAL EXPRESSWAY  
 SUITE 361  
 DALLAS, TEXAS 75206

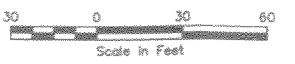
**ENGINEER - SURVEYOR:**  
 Robert Schneeberg, P.E., R.P.L.S.  
 robert.schneeberg@rs-engineers.com  
 GONZALEZ & SCHNEEBERG,  
 ENGINEERS & SURVEYORS, INC.  
 2100 Lakeside Boulevard, Suite 200  
 Richardson, Texas 75082  
 Phone: 972-516-6855

**SURVEYOR'S NOTES**

1. Bearing system for this survey are based upon the northwest right-of-way line of Fannie Street, bearing North 57 degrees 07 minutes 09 seconds East, based upon the plat of Homeland Estates No. 4, recorded in Instrument No. 20160035448, O.P.R.D.C.T.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create five lots out of tract of land.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. No buildings exist on property.

**LOT AREA TABLE**

LOT NO.	SQ. FT.	ACRES
1A	5,040	0.12
1B	5,040	0.12
1C	5,040	0.12
1D	5,040	0.12
1E	4,130	0.10



FILED IN INSTRUMENT NO. \_\_\_\_\_

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