

Drafter:ML
Revision:
Revision:
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LEGEND OF SYMBOLS

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- guard rail
- grease trap
- holland
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (not canopy)
- caliper inches at breast height
- ornamental tree

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

UTILITY WARNING

811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 *(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5 E.IV. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0195K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

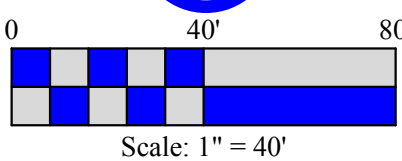
MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS,'83,NCZ)
- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
- TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
- NAVD'88 North American Vertical Datum of 1988
- M.R.D.C.T. Map Records of Dallas County, Texas
- O.P.R.D.C.T. Official Public Records of Dallas County, Texas
- D.R.D.C.T. Deed Records of Dallas County, Texas
- VOL/PG/INST.NO. Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESMT/BL Easement/Building Line
- CM Controlling Monument
- RCP Reinforced Concrete Pipe



Scale: 1" = 40'

JPH Job/Drawing No. (see below)
2018.200.032 8533 Stults Road, Dallas, Dallas Co., Tx - Preliminary Plat.dwg
© 2018 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

Owner(s)
Paul E. Turner
Emma S. Turner
8533 Stults Road
Dallas, TX 75219
Phone: 972-467-5809

Surveyor
JPH Land Surveying, Inc.
Jewel Chadd, R.P.L.S.
785 Lonesome Dove Trail
Hurst, Texas 76054
jewel@jphls.com



GENERAL NOTES

- Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, 2011- Most current realization of NAD 83.
- The purpose of this plat is to create 2 lots from a 1.368 acre tract.
- 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.

SURVEYOR'S NOTES

- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
- The field work was completed on November 19, 2018.
- Elevations shown herein are referenced to NAVD'88 by GPS observation. Texas RTK Network.
- Benchmark: Mag nail with washer stamped "JPH Land Surveying" set in concrete on the north side of Stults Road, approximately 420 feet easterly from the intersection of Stults Road and Pinewood Drive, having an elevation of 547.64' (NAVD'88).
- Lot corners denoted as CRS or MNS were set by JPH Land Surveying Inc, for a previous survey.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Paul E. Turner and Emma S. Turner is the owners of that certain tract situated in the David Barrow Survey, Abstract No. 177, City of Dallas Block 7506, City of Dallas, Dallas County, Texas, said tract being recorded under Instrument Number 200001120505 (General Warranty Deed) of the Official Public Records of Dallas County, Texas; the subject tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped rebar stamp unreadable found for the southeast corner of said Turner tract, and in the north line of Stults Road (60-foot right of way as described in Instrument Number 200001120505);

THENCE with the perimeter of said Turner Tract, the following calls:

- SOUTH 89 degrees 45 minutes 18 seconds WEST, a distance of 269.99 feet to a 1/2 inch rebar found for the Southwest corner of said Turner tract;
- NORTH 06 degrees 32 minutes 18 seconds EAST, a distance of 269.72 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 1/2 inch iron pipe found bears NORTH 47 degrees 33 minutes 32 seconds EAST, a distance of 0.39 feet;
- SOUTH 75 degrees 22 minutes 42 seconds EAST, a distance of 244.90 feet to a 1/2 inch iron pipe found for the Northeast corner of said Turner tract;
- SOUTH 00 degrees 38 minutes 42 seconds EAST, a distance of 205.00 feet returning to the Point of Beginning and enclosing 1.386 acres (±60,372 square feet).

SURVEYOR'S STATEMENT:

I, Jewel Chadd, 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 _____ day of _____, 2019

PRELIMINARY, THIS DOCUMENT IS NOT
TO BE RECORDED FOR ANY PURPOSE.

Jewel Chadd, Texas Registered Professional Land Surveyor No. 5754

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 Jewel Chadd 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 _____, 2019.

Notary Public in and for the State of Texas My commission expires:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Paul E. Turner and Emma S. Turner, do hereby adopt this plat, designating the herein described property as **Turner 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 this _____ day of _____, 2019.

By: _____ By: _____
Paul E. Turner Emma S. Turner

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 **Paul E. Turner**, 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.

Witness under my hand and seal this _____ day of _____, 2019.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

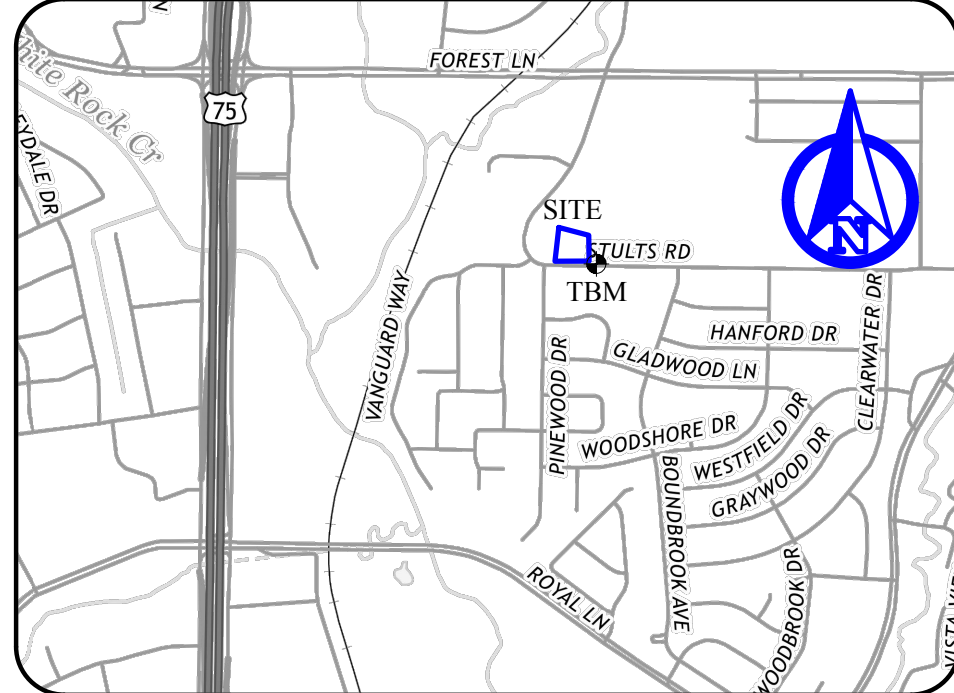
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Emma S. Turner**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this _____ day of _____, 2019.

Notary Public in and for the State of Texas

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT
LOTS 1 & 2
TURNER ADDITION
1.386 ACRES
SITUATED IN THE
DAVID BARROW SURVEY
ABSTRACT NO. 177
CITY OF DALLAS
DALLAS COUNTY, TEXAS