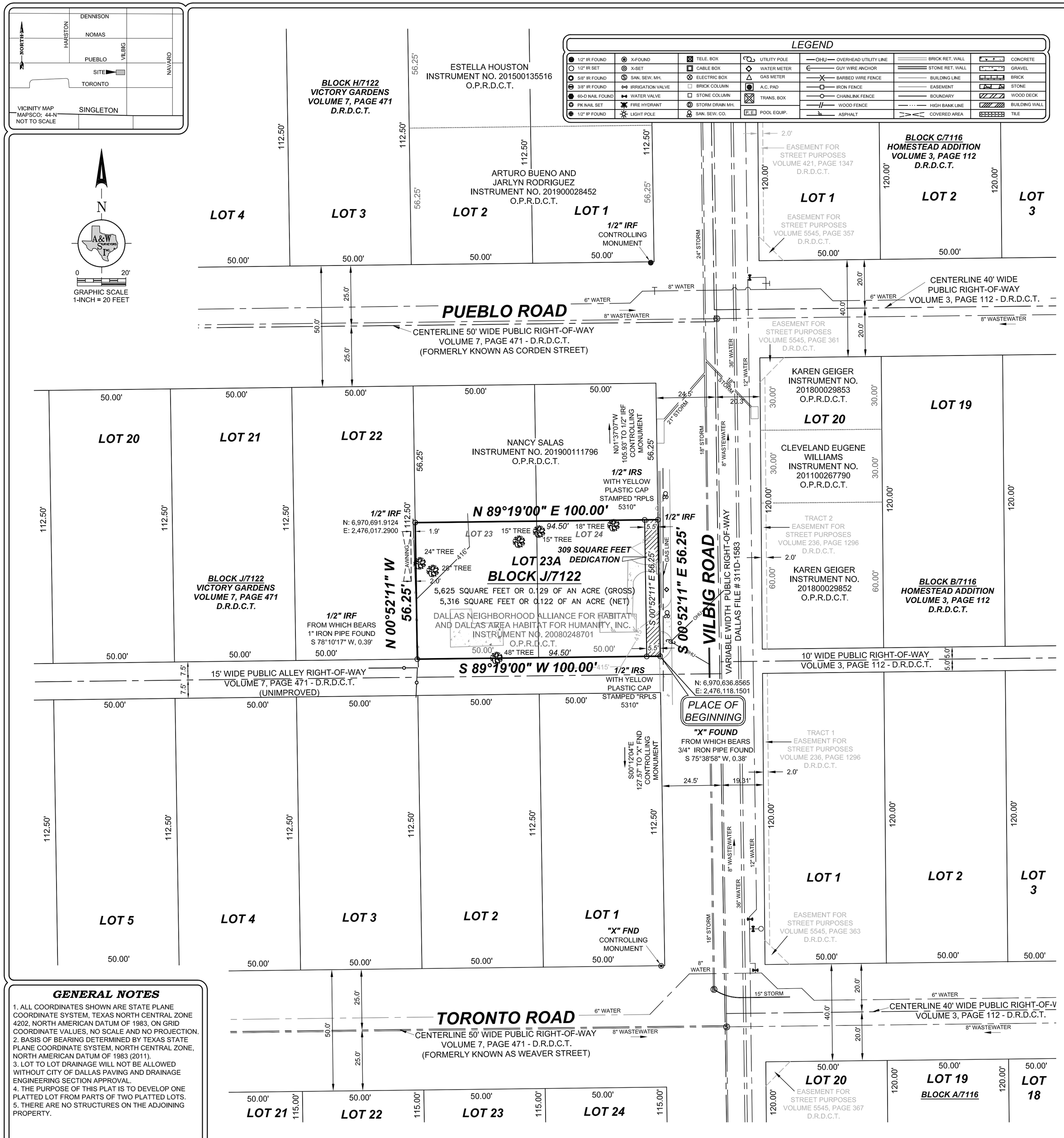

GENERAL NOTES

1. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE PLATTED LOT FROM PARTS OF TWO PLATTED LOTS.
5. THERE ARE NO STRUCTURES ON THE ADJOINING PROPERTY.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc. is the sole owner of a tract of land located in the JOHN P. COLE SURVEY, Abstract No. 242, Dallas, Dallas County, Texas, and being parts of Lots 23 and 24, Block J/7122, of Victory Gardens, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 7, Page 471, Deed Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien to Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc., recorded in Instrument No. 20080248701, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cross cut found in concrete paving in the West line of Vilbig Road, a variable width right-of-way, at the intersection of the North line of a 15' wide public alley right-of-way (undeveloped), same being the Southeast corner of said Lot 24, from which a cross cut found bears South 00°12'04" East, a distance of 127.57';

Thence South 89°19'00" West, along said North line of alley, a distance of 100.00' to a 1/2" iron rod found at the South common corner of Lot 22 and said Lot 23 of said Block J/7122;

Thence North 00°52'11" West, along the East line of said Lot 22, a distance of 56.25' to a 1/2" iron rod found at the Southwest corner of that portion of said Lots 23 and 24 described in deed to Nancy Salas, recorded in Instrument No. 201900111796, Official Public Records, Dallas County, Texas;

Thence North 89°19'00" East, passing through said Lots 23 and 24, a distance of 100.00' to a 1/2" iron rod found in said West line of Vilbig Road, at the Southeast corner of said Salas tract;

Thence South 00°52'11" East, along said West line, a distance of 56.25' to the PLACE OF BEGINNING and containing 5,625 square feet or 0.129 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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 _____, 2020.

PRELIMINARY, RELEASED 12-04-2019 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

FLOOD ZONE

This is to certify that a portion of the subject property shown hereon lies within the 500 Year Flood Plain as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0340J, dated 08-23-01. The property is located in Zone "X". AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as ***DAHH VILBIG***, 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).

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_____, 2020.

Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.

By: _____
NAME: Gail Misener
TITLE: Vice President Volunteer Programs

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 Gail Misener, 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 _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954

~ PROPERTY ADDRESS: 3113 Vilbig Road ~

Owner: Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.
~ 2800 N. Hampton Road, Dallas, TX 75212 ~
~ 469-917-9492 ~

Job No. 19-1592	Drawn by: 543	Date: 12-02-'19	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

DAHH VILBIG
LOT 23A, BLOCK J/7122

REPLAT OF
PART OF LOTS 23 AND 24, BLOCK J/7122, VICTORY GARDENS ADDITION
JOHN P. COLE SURVEY, ABSTRACT NO. 242
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-054
ENGINEERING PLAN FILE NO. 311T-____