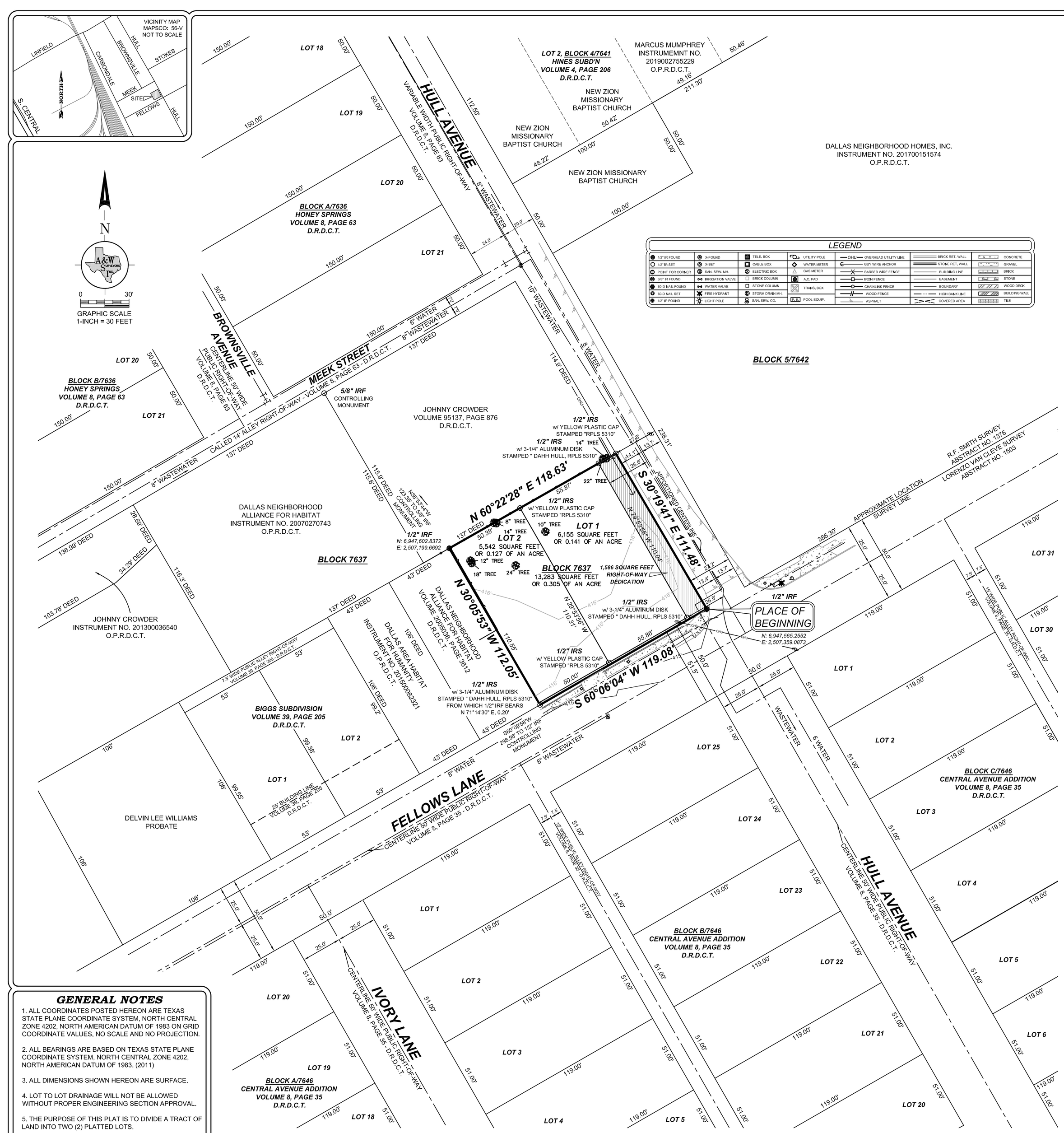

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT OF LAND INTO TWO (2) PLATTED LOTS.

6. THERE ARE NO EXISTING STRUCTURES ON SITE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Dallas Neigborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc. is the sole owner of a tract of land located in the R.F. SMITH SURVEY, Abstract No. 1376, City of Dallas, Dallas County, Texas, being a part of Dallas City Block 7637, and being the same tract of land described in General Warranty Deed with Vendor's Lien to Dallas Neigborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc., recorded in Instrument No. 20080266612, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Northwest line of Fellows Lane, a 50' wide public right-of-way, at the intersection of the Southwest line of Hull avenue, a variable width public right-of-way, at the East corner of said Block 7637;

Thence South 60°06'04" West, along said Northwest line of Fellows Lane, a distance of 119.08' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "DAHH HULL, RPLS 5310" set at the East corner of a tract of land described in deed to Dallas Neighborhood Alliance for Habitat, recorded in Volume 2005036, Page 3612, Deed Records, Dallas County, Texas;

Thence North 30°05'53" West, passing through said Block 7637, a distance of 112.05' to a 1/2" iron rod found in the Southeast line of a tract of land described in deed to Johnny Crowder, recorded in Volume 95137, Page 876, Deed Records, Dallas County, Texas, at the North corner of said Dallas Neighborhood Alliance for Habitat;

Thence South 30°19'41" East, along said Southwest line of Hull Avenue, a distance of 111.48' to the PLACE OF BEGINNING and containing 13,283 square feet or 0.305 of an acre of land.

SURVEYOR'S CERTIFICATE

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 the_____ day of _____, 2020.

PRELIMINARY, RELEASED 11-18-2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 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, 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 _____ 2020.

_____
Notary Public in and for the State of Texas:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dallas Neigborhood 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 HULL,*** 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 _____, 2020.

By:

_____
Gail Misener
Vice President of 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 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 the _____ day of _____, 2020.

_____
Notary Public in and for The State of Texas

LIEN HOLDER'S SUBORDINATE 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 _____

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
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4545 Fellows Lane ~

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

Job No. 19-1470	Drawn by: 543	Date:11-18-2019	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

DAHH HULL
LOTS 1 AND 2, BLOCK 7637

BEING A PART OF BLOCK 7637

RF SMITH SURVEY, ABSTRACT NO. 1503
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-055