

R.O.W.
BL
PP
GP
WM
CO
FF
FF
GW

JILDING LINE
JWER POLE
AS PIPE
ATER METER
ATER VALVE
EANOUT
UISHED FLOOR
JINT FOR CORNER
JINT FOR CORNER

ВВООКНОГГОМ PARWELK OAKBROOK NONEDAL. ANSON PLANTATION Ħ

5) According to the F.I.R.M. No. $48113C0330 \, J$, the subjection X and does not lie within a flood prone hazard area

subject property lies in

4) Bearings are based upon the Texas State Plane Coordinate System North Central Zone 4202, North American Datum of 1983, (2011) on Coordinate values, No Scale and No Projection.

Grid

3) All structures on subject tract to be removed.

6) The maximum number of lots permitted by this plat is 1.

VICINITY MAP -TO SCALE

> 1) The purpose of this plat is to combine properties into **GENERAL NOTES**

drainage is not permitted without Engir ring

а

STATE OF TEXAS COUNTY OF DALLAS

OWNER'S CERTIFICATE

where AS, Imprunetta LLC, a Texas limited liability company, is the owner of a tract of land situated in the M. Bennett Survey, Abstract No. 52, City Block No. 2366, and being the tract of land conveyed to Imprunetta LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 201600196791, Official Public Records, Dallas County, Texas, and also being Lot 84-C-1 and a strip of land 22 feet wide off the entire Northeast side of Lot 84-C-2, of City Block 2366 of Melvin L. Smith Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 10, Page 43, Map Records, Dallas County, Texas, as conveyed to Imprunetta LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 201500214533, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum disk stamped "IA" and "RPLS 5299" set on a 1/2 inch iron rod at the East corner of the herein described property and the South corner of a tract of land conveyed to Lang 2115 Empire Central, LLC, by Deed recorded in Instrument No. 201100197143, Official Public Records, Dallas County, Texas, and lying in the Northwest right-of-way line of Empire Central (variable width right-of-way);

Thence South 45 degrees 25 minutes 01 seconds West, line of Empire Central, a distance of 205.28 feet to a poin with the Texas State Plane Coordinates of Northing: 6,98 from which a 5/8 inch iron found for control bears North 4 West, 1.55 feet; ;, along said Northwest right-of-way nt for corner lying within a power pole 187,927.28 and Easting: 2,474,272.53, 45 degrees 43 minutes 20 seconds

No. 33-R-25: A standard Water Department Benchmark on top of a concrete curb of a storm sewer drop inlet on the Northeast corner of the intersection of Harry Hines Boulevard and Shea Road. (Northing: 6,987,902.614, Easting: 2,473,503.109, Elevation: 448.300)

7) City of Dallas Benchmarks:
No. 34-N-4: A City of Dallas Benchmark is set on top of a concrete curb in front of a fire hydrant on the West side of Empire Central Drive in front of a house #2103 Empire Central Drive.
(Northing: 6,988,074.703, Easting: 2,474,435.580, Elevation: 467.055)

Thence North 45 degrees 43 minutes 20 seconds West, along the Northeast line of Lot D-1, Block 2366 of Stringfellow Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 86242, Page 3661, Map Records, Dallas County, Texas, a distance of 250.00 feet to a 3 inch aluminum disk stamped "IA" and "RPLS 5299" set on a 1/2 inch iron rod at the North corner of said Lot D-1, Block 2366 and lying in the Southeast line of Lot 84C-4, City Block 2366 of aforesaid Melvin L. Smith Subdivision;

Thence North 45 degrees 25 minutes 31 seconds East, along said Southeast line of said Lot D-1, Block 2366, a distance of 204.72 feet to a 3 inch aluminum disk stamped "IA" and 'RPLS 5299" set on a 1/2 inch iron rod at the West corner of said Lang 2115 Empire Central ract, from which a 5/8 inch iron rod found for reference bears North 45 degrees 38 minutes 56 seconds East, 0.99 feet;

Thence South 45 degrees 51 minutes 04 seconds East, along the Southwest line of said Lang 2115 Empire Central tract, a distance of 249.99 feet to the POINT OF BEGINNING and containing 51,238 square feet or 1.18 acre of land.

STATE OF TEXAS

DIAMANTE HOMES, INC. VOL. 2002186, PG. 10313 D.R.D.C.T.

CITY BLOCK 2366
CLYDE L. GLEAVES
SUBDIVISION
VOL. 10, PG. 373
M.R.D.C.T.

100.0'

CITY BLOCK 2366
MELVIN L. SMITH
SUBDIVISION
VOL. 10, PG. 43
M.R.D.C.T.

CITY BLOCK 2366 FENTON'S SUBDIVISION VOL. 9, PG. 423 M.R.D.C.T.

CITY BLOCK 2366 J.W. PIPES SUBDIVISION VOL. 17, PG. 235 M.R.D.C.T.

LOT 84C-

LOT 84C-3 1" IPF FOR CONTROL BEARS / N 45°25'31" E, 28.91'

9

LOT Z

0 .⊣_ m

58.9' N 45°25'31

20

5/8" IRF FOR REFERENCE BEARS N 45°38'56" E, 0.99'

LOT B

LOT C

250.0'

150.0'

150.0'

243.2'

N 45°40'36" W

245.27'

247.0'

248.0'

AMERICA V.
FLORES &
JOSE C. FLORES
INST. NO.
201600105748
O.P.R.D.C.T.

ROSA ISELA FLORES VOL. 99143, PG. 1709 D.R.D.C.T.

144.5'

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 2017.

Preliminary, this document shall any purposes and shall not be u relied upon as a final survey doc I not be recorded for used or viewed or cument. (01/20/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned State, on this day personally ap whose name is subscribed to the EFORE ME, the undersigned authority, a Notary Public in and for the said County and late, on this day personally appeared Raul D. Reyes, known to me to be the person hose name is subscribed to the foregoing instrument and acknowledged to me that hose executed the same for the purposes and considerations therein expressed and in expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND OFFICE,

2033 EC, LTD., SLJ COMPANY, G.P. INST NO. 20070008273 O.P.R.D.C.T.

LOT D-1, BLOCK 2366 STRINGFELLOW SUBDIVISION VOL. 612, PG. 1980 M.R.D.C.T.

75.5'

125.4'

LOT 1A, BLOCK 2366 - IMPRUNETTA ADDITION 51,238 SQ.FT. 1.18 / AC.

N 45°43'20" W 250.00<u>'</u>

S 45°44'20" E 249.99'

249.99'

253.61'

360.28'

S 45°51'04" E

INST

ANG 2115 EMPIRE
CENTRAL, LLC
T. NO. 201100197143
O.P.R.D.C.T.

147.87'

LOT A

OWNER
IMPRUNETTA LLC,
a Texas limited liability company
2146 Empire Central
Dallas, Texas 75235
attn: Robert R. Jackson, General Partner
Ph: 214-533-4923
email: bobiactore in the control of the control

INST.

BLOCK 5760 CIK L.P. . NO. 200600188 O.P.R.D.C.T.

140.1'

<u> 1</u> [0]

140.0'

LOT 2

140.0'

10T 3

140.0'

FOT 5

6 FOT

LOT 7

8 TOT

137.6'

UF DALLAS 73039, 674 D.R.D.C T

LLAS , 674 114.0

LLAS 674

LAS 21

S 45°25'01" W (BASIS OF BEARING

205.28' 1GS)

POINT OF BEGINNING

116.50'
"X" FOUND FOR CONTROL BEARS
-N 45°25'01" E, 351.68'-

67' X 11.9' METAL SHED (ON CONC.)

EMPIRE CENTR FORMERLY PROCTOR I VARIABLE WIDTH R.O.

OAD)

GIRLS INCORPORATED
DF METROPOLITAN DALLAS VOL. 95235, PG. 530
D.R.D.C.T.

BLOCK 5760
DIVISION OF THE C.A. HERN ADDITION OF THE C.A. HERN ADDITIO

|ROBERT E. BARD NST. NO. 2013003563 | O.P.R.D.C.T. |

10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300 EXAS HERTAGE SURVEYING, LLC



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Imprunetta LLC, a Texas limited liability company does hereby adopt this plat, designating the herein described property as **IMPRUNETTA 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance for 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, Texas.

Imprunetta LLC, a Texas limited liability company WITNESS MY HAND THIS DAY OF

Robert R. Jackson, General Partner

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert R. Jackson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____, 2017.

Notary Signature WITNESS MY HAND THIS DAY OF

2017.

IMPRUNETTA ADDITION
LOT 1A, BLOCK 2366
51,238 SQUARE FEET / 1.18 ACRE
A REPLAT OF ALL OF LOT 84-C-1 AND PART OF
LOT 84-C-2, CITY BLOCK 2366
AND A TRACT OF LAND OUT OF THE
M. BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-117

DATE: 01/20/2017 / JOB # 1502688-1 / SCALE= 1" = 40' / DRAWN: CN