

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

2) THE PURPOSE OF THIS PLAT IS TO RE-PLAT 2 PREVIOUSLY PLATTTED LOTS.

3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTROLECTION.

PROJECTION. : PLANE COORDINATE SYSTEM, NORTH CENTRAL COORDINATE VALUES, NO SCALE AND NO NORTH

UNDER SQUARE CUT IN CENTER OF NORTH CONCRETE HEADWALL . AND 471 FEET EAST OF BRADFIELD ROAD TO A 36" X 32"

D. (ELEV.=436.44')

PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY LEGEND

D.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,

INST. NO. = INSTRUMENT NUMBER

VOL. = VOLUME FOUND SET

RF = 1/2 INCH IRON ROD F RS = 1/2 INCH IRON ROD S = MAG NAIL FOUND 'C = 1/2 INCH IRON ROD F STAMPED "CBG SURVE" RON ROD FOUND
CBG SURVEYING"
DISK STAMPED " MITH PLASTIC YELLOW CAP

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

land situated in the Martin Pruitt Survey, Abstract No. 1162, Dallas County, Texas, being all of Lot 39A, Block 6784, Milas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201100243843, Plat Records, Dallas County, Texas, and being all of Lot 58 and 42.80 feet of Lot 57, East Side Acres, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 190, Map Records, Dallas County, Texas, same being that tract of land conveyed to Elm Romanian Church, by deed recorded in Instrument No. 201200169018, 201600143012, and 201600280441, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Brandon Condor, by deed recorded in Document No. 20080066517, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

NNING at a 3 inch aluminum disk stamped "MA and RPLS 5513" set over a 1/2 rod set for corner, said corner being the Southeast corner of said Condor tract, being the intersection of the West right—of—way line of Cypress Avenue (50 foot—of—way), and the North right—of—way line of Military Parkway (variable width

THENCE South 88 degrees 58 minutes 29 seconds West, along the North right-of-way line of said Military Parkway, passing a found 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" at a distance of 165.00 feet, said corner being the Southeast corner of said Elim Romanian Church tract, and continuing along the North right-of-way line of said Military Parkway a total distance of 389.21 feet to a 3 inch aluminum disk stamped "MA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of said Elim Romanian Church tract, and also being the intersection of the North right-of-way line of said Military Parkway, and the East right-of-way line of Pruitt Avenue (50 foot right-of-way), from which a mag nail found for reference bears South 88 degrees 58 minutes 29 seconds West, a distance of 25.00 foot.

THENCE North 01 degrees 12 minutes 34 seconds West, along the East right—of—way lin of said Pruitt Avenue, a distance of 269.78 feet to a 3 inch aluminum disk stamped "Nand RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Elim Romanian Church tract, and also being the Southwest corner of Lot 38—C, Block 6784, Louis E. Sasser Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 69067, Page 2051, Map Records, Dallas County, Texas;

THENCE North 89 degrees 22 minutes 29 seconds East, along the North line of said Elim Romanian Church tract and said Condor tract, and along the South line of said Lot 38—C the South line of a 15 foot Alley, and the South line of Lot 59A, Block 6784, Ash Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 71145, Page 607, Map Records, Dallas County, Texas, a distance of 389.22 feet to a 3 inch aluminum disk stamped "MA and RPLS 5513" set ove a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said Lot 59A, and being the Northeast corner of said Condor tract, said corner also being in the West right—of—way line of Cypress Avenue; set over id Lot in the

South 01 degrees 12 minutes 41 seconds East, along the West right—of—way line ess Avenue, a distance of 267.07 feet to the POINT OF BEGINNING, and containing square feet or 2.398 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Elim Romanian Church, acting by and through its duly authorized officer. Cornel Milas, and Brandon Condor, does hereby adopt this plat, designating the herein described property as MILAS 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 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 easements for the purpose of constructing, reconstructing, patrolling, maintaining and adding to or removing all or parts of its respective system 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.

WITNESS, my hand at Dallas, Texas, this the \_ This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. day of 2017.

Elim Romanian Church

Cornel Milas (PASTOR)

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Cornel Milas 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 the

Public in and for Dallas County, Texas.

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brandon Condor 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 the

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

RELEASED FOR REVIEW 02/03/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Dated this the. day 2017.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

STATE OF COUNTY C OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Public in and for State of Texas

PRELIMINARY RE-PLAT

MILAS ADDITION

LOTS 39A-1 AND 58A, BLOCK 3784

104,472 SQ.FT. / 2.398 ACRES
BEING A REPLAT OF
LOT 39A, MILAS ADDITION AND
ALL OF LOT 58 AND A PORTION OF LOT 57,
EAST SIDE ACRES

MARTIN PRUITT SURVEY, ABSTRACT NO. 1162
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-100

01/09/17 / JOB NO. 1601672-PLANNING & SURVEYING
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**OWNERS:** BRANDON CONDER 3727 CYPRESS DALLAS, TX 75227 ELIM ROMANIAN CHURCH 3726 PRUITT AVENUE DALLAS, TX 75229 214-564-1428

