

LOCATION MAP
NTS

LOT NO.	SQ. FT.	ACRES
6A	1782	0.04
6B	1540	0.04
6C	1527	0.04
6D	1500	0.03
6E	1500	0.03
6F	1527	0.04
6G	1540	0.04
6H	1782	0.04

- NOTES:
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARING SOURCE: THE NORTHEAST RIGHT-OF-WAY LINE OF PRAIRIE AVENUE (N 45°04'33" W) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983.
 - COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
 - THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
 - NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
 - SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 - THE PURPOSE OF THIS PLAT IS TO ESTABLISH 8 SINGLE FAMILY LOTS.
 - ALL STRUCTURES WILL BE REMOVED WITHIN THE PERIMETER OF THE PLAT.

LEGEND

—SS—	SANITARY SEWER
—W—	WATER
1/2" I.R.F.	IRON ROD FOUND
1/2" I.R.S.	IRON ROD SET WITH CAP
FND	FOUND
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 PROPERTY RECORDS, DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood). Map date August 23, 2001 Community Panel No. 48113C 0345J subject lot is located in Zone X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

ENGINEER:
MACATEE ENGINEERING, LLC.
3519 MILES STREET
DALLAS, TEXAS 75209
(214) 373-1180 (VOICE)

OWNER/DEVELOPER:
ROBERT BELLAMY
1918 PRAIRIE AVENUE
DALLAS, TEXAS 75204

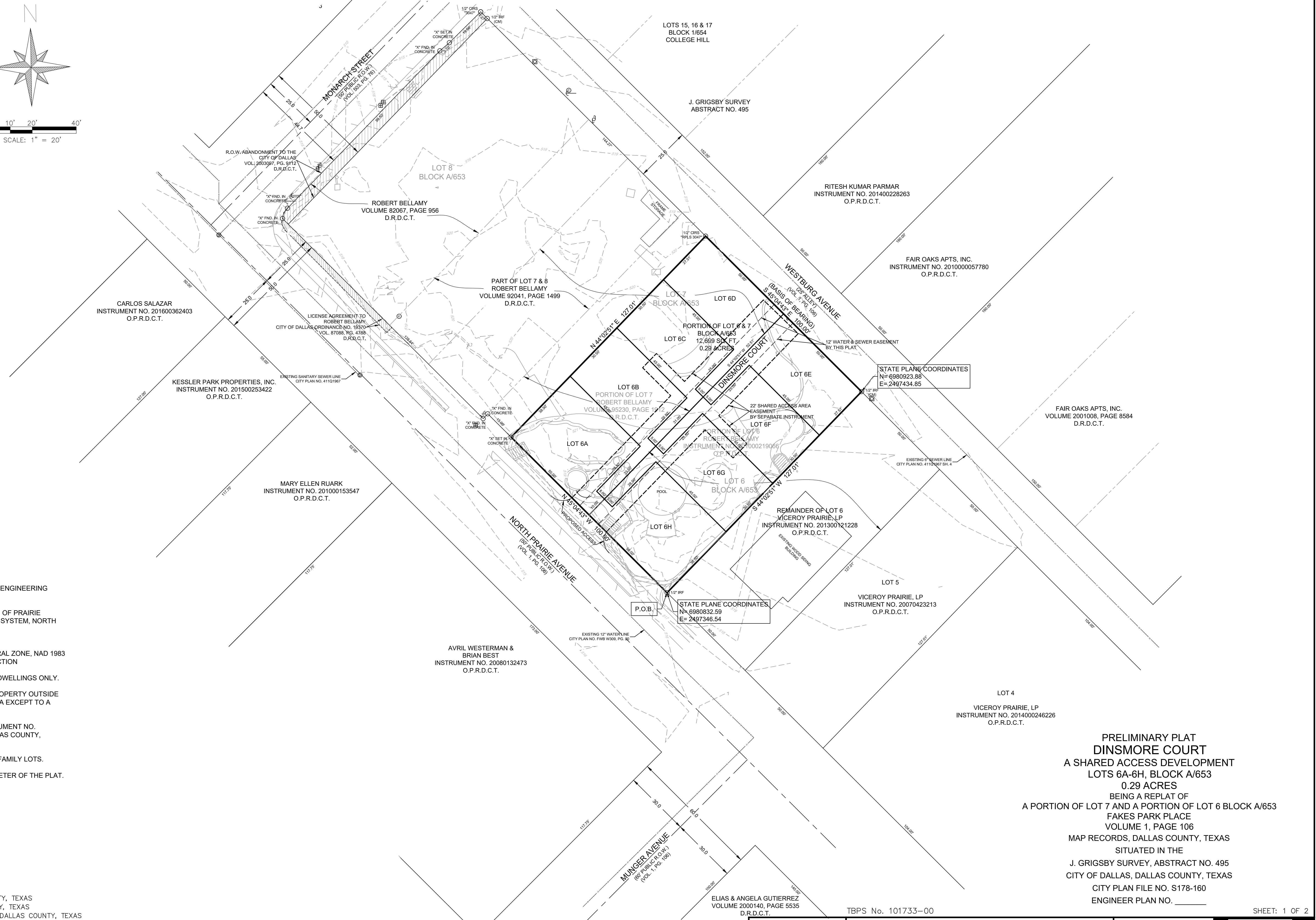
NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.: 18-029-2
DATE: March 21, 2018
SCALE: 1" = 20'
DRAWN BY: RP



PRELIMINARY PLAT
DINSMORE COURT
A SHARED ACCESS DEVELOPMENT
LOTS 6A-6H, BLOCK A/653
0.29 ACRES
BEING A REPLAT OF
A PORTION OF LOT 7 AND A PORTION OF LOT 6 BLOCK A/653
FAKES PARK PLACE
VOLUME 1, PAGE 106
MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-160
ENGINEER PLAN NO. _____

TBPS No. 101733-00

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Robert Bellamy, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as DINSMORE COURT, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

Robert Bellamy

BY: _____

PRINTED NAME : _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for Dallas County

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E.
Chief Engineer of Department of
Sustainable Development and Construction

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Robert Bellamy is the sole owner of all that certain .029 acre tract, or parcel of land located in the J. Grigsby Survey, Abstract No. 495 in Dallas County, Texas and being a portion of Lot 6 and a portion of Lot 7, Block A/653 Fakes Park Addition, according to the plat thereof recorded in Volume 1, Page 108, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Robert Bellamy as recorded in Volume 95230, Page 1912, Deed Records, Dallas County, Texas and Instrument No. 201000219066, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of the herein described tract, in the north line of North Prairie Avenue (50 foot public right-of-way), same being the southwest corner of the remainder of Lot 6 as recorded in a deed to Viceroy Prairie, LP as recorded in Instrument No. 201300121228 of the said official public records;

THENCE North 45 degrees 04 minutes 43 seconds West along the south line of this tract and the north line of North Prairie Avenue, a distance of 100.00 feet to an "X" set in concrete;

THENCE North 44 degrees 02 minutes 51 seconds East along the northwesterly line of this tract, a distance of 127.01 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the south line of Westburg Avenue (A 25 foot Alley), same point being the northwest corner of the herein described tract;

THENCE South 45 degrees 04 minutes 43 seconds East along the north line of this tract and the south line of the said alley, a distance of 100.00 feet to 1/2 inch iron rod found for the northeast corner of the herein described tract, same point being the northwest corner of the said Viceroy Prairie tract;

THENCE South 44 degrees 02 minutes 51 seconds West along the common line of this tract and the said Viceroy Prairie tract, a distance of 127.01 feet to the POINT OF BEGINNING and containing 0.29 acres or 12,699 square fee of computed land.

SURVEYOR'S STATEMENT

I, William P. Price, 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.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William P. Price Date
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2018.

Notary Public in and for Dallas County, Texas

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A SHARED ACCESS DEVELOPMENT
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TBPS No. 101733-00

SHEET: 1 OF 1

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SCALE:	N/A
DRAWN BY:	RP

