



SURVEYOR'S NOTES

- 1) 1/2" IRON RODS SET AT ADDITIONAL CORNERS HAVE A 3-1/4" ALUMINUM DISC STAMPED GOAT FARM, RPUS 5310".
- 2) COORDINATES ARE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN SCALE AND NO PROJECTION.
- 3) BASIS OF BEARING DETERMINED BY STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011)
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) THE PURPOSE OF THIS IS TO CREATE ONE (1) PLATTED LOT FROM A 0.589 ACRE TRACT OF LAND.
- 6) NO STRUCTURES OR TREES ON THIS SITE.
- 7) NO LOT TO LOT DRAINAGE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

**E. R.L. THORNTON
FREEWAY
VARIABLE WIDTH RIGHT-OF-WAY**

LEGEND

<input type="checkbox"/> BLOCKED	<input type="checkbox"/> ALIEN	<input type="checkbox"/> TRAIL RIGHT-OF-WAY	<input type="checkbox"/> DRAINAGE DISTURBANCE	<input type="checkbox"/> EASEMENT	<input type="checkbox"/> CONDUIT
<input type="checkbox"/> OPEN ROAD	<input type="checkbox"/> STATE	<input type="checkbox"/> COAST ROAD	<input type="checkbox"/> WATERWAY	<input type="checkbox"/> SURVEYED BOUNDARY	<input type="checkbox"/> QUANTITY
<input type="checkbox"/> OPEN ROAD	<input type="checkbox"/> STATE	<input type="checkbox"/> COAST ROAD	<input type="checkbox"/> WATERWAY	<input type="checkbox"/> SURVEYED BOUNDARY	<input type="checkbox"/> QUANTITY
<input type="checkbox"/> OPEN ROAD	<input type="checkbox"/> STATE	<input type="checkbox"/> COAST ROAD	<input type="checkbox"/> WATERWAY	<input type="checkbox"/> SURVEYED BOUNDARY	<input type="checkbox"/> QUANTITY
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<input type="checkbox"/> OPEN ROAD	<input type="checkbox"/> STATE	<input type="checkbox"/> COAST ROAD	<input type="checkbox"/> WATERWAY	<input type="checkbox"/> SURVEYED BOUNDARY	<input type="checkbox"/> QUANTITY

OWNER'S CERTIFICATE

WHEREAS City Park A Lot, LP is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being the same tract of land described in deed to City Park A Lot, LP, recorded in Instrument No. 20120132728, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disc stamped "GOAT FARM ADDITION, RPUS 5310", set for corner in the Northeast line of S. Haskell Avenue, a 50' wide public right-of-way, at the Northwest corner of a tract of land described in deed to Dallas Area Rapid Transit, recorded in Instrument No. 20050225731, Official Public Records, Dallas County, Texas, said point called to be North 44°55'56" West, a distance of 215.95' from a P.K. nail set for corner at the intersection of said Southwest line of S. Haskell Avenue with the West line of Pary Avenue, a variable width public right-of-way.

Thence South 16°27'50" West, along the West line of said Dallas Area Rapid Transit tract, a distance of 79.87' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "GOAT FARM ADDITION, RPUS 5310", set at the Northeast corner of another tract of land described in deed to Dallas Area Rapid Transit, recorded in Instrument No. 20050225731, Official Public Records, Dallas County, Texas.

Thence North 16°39'27" East, a distance of 183.05' to a 3/8" iron rod found for corner in the said Southwest line of S. Haskell Avenue, at the Northeast corner of said Hill Haskell tract.

Thence South 45°37'10" East, along said Southwest line, a distance of 220.39' to the PLACE OF BEGINNING and containing 25,643 square feet or 0.589 of an acre of land.

SURVEYORS 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, from 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-4-617 (a), (b), (c), (d), (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

DATED this ____ day of _____, 20__.

PRELIMINARY, RELEASED 4-19-2016 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
John S. Turner
Registered Professional Land Surveyor No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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 _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That City Park A Lot, LP, acting by and through its duly authorized agent Erik Ward, does hereby adopt this plat, designating the herein described property as **GOAT FARM ADDITION**, in 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 roadway management are as 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.

WITNESS MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 20__.

Owner: City Park A Lot, LP
Erik Ward, Vice President

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, Erik Ward, 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 the ____ day of _____, 20__.

Notary Public in and for The State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 87029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 723 S. 8175 S. Haskell Avenue
Owner: City Park A Lot, LP 650 Elm, Ward
4011 Commerce, Dallas, TX 75226
214-818-0597

Job No. 16-2417
Drawn by: SJS
Checked: JS-16
Revised:

A professional company operating in your best interest.

PRELIMINARY PLAT
GOAT FARM ADDITION
LOT 1, BLOCK 3/808 1/2

BEING A PLAT OF
PART OF BLOCK 3/808 1/2
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
JOHN GRIGSBY SURVEY, ABSTRACT 495
CITY PLAN NO. S166-172