



GENERAL NOTES

- 1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 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 CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

CURVE RADIUS, LENGTH, BEARING, CHORD BEARING, CHORD LENGTH

CURVE	RADIUS	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
1	59.04	0.07	E 12.50° N	E 12.50° N	0.07
2	71.92	0.15	E 15.64° N	E 15.64° N	0.15
3	50.00	0.06	E 12.50° N	E 12.50° N	0.06

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Kyle P. Kraft and Amanda L. Kraft, Husband and wife, do hereby adopt this plat, designating the herein described property as **SOUTH RIDGE-KRAFT 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 or placed upon, over or across the easements as shown. Said easements being 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 of 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 _____ day of _____, 2018.

By: Kyle P. Kraft (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kyle P. Kraft 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

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

By: Amanda L. Kraft (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Amanda L. Kraft 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 _____, 2018.

RELEASED FOR REVIEW A 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 _____, 2018.

OWNER'S: KYLE P. KRAFT AND AMANDA L. KRAFT
6440 W. HILLBROOK STREET
DALLAS, TEXAS 75214
KYLE.KRAFT@CENTRELINK.COM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Kyle P. Kraft and Amanda L. Kraft, Husband and wife, being the sole owners of a tract of land situated in the A. G. Hyde Survey, Abstract No. 552, and the Ben F. Andrews Survey, Abstract No. 35, City of Dallas, Dallas County, Texas, and being all of Lot 1, Block M/2984, North Ridge Estates Number Three, an addition to the City of Dallas, Dallas County, Texas, according to the Map Hereof recorded in Volume 12, Page 81, Map Records, Dallas County, Texas, and some being a tract of land conveyed to Kyle P. Kraft and Amanda L. Kraft, Husband and wife, by Wornam Deed with Vendor's Lien (Tract II) recorded in Instrument No. 20150085342, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for corner, said corner being the Southeast corner of a 15 foot Alley, of said North Ridge Estates No. Three, and being in the South right-of-way line of Southridge Drive (50 foot right-of-way) created in Volume 12, Page 81, Map Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the left, with a radius of 150.00 feet, a delta angle of 44 degrees 50 minutes 14 seconds, a chord bearing of South 62 degrees 09 minutes 02 seconds East, and a chord length of 114.41 feet:

THENCE along said curve to the left, along the South right-of-way line of said Southridge Drive, one inch length of 117.38 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner; said corner being the Northwest corner of Lot 2, of said North Ridge Estates No. Three, and being in the South right-of-way line of said Southridge Drive.

THENCE South 04 degrees 59 minutes 43 seconds West, along the West line of said Lot 2, a distance of 99.90 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Lot 2, and being in the North line of a 10 foot Alley, of said North Ridge Estates No. Three;

THENCE South 55 degrees 04 minutes 00 seconds West, over and across of said 10 foot Alley, a distance of 12.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Jon P. Whitten and wife, Lisa Whitten (Tract II), by General Warranty Deed with Vendor's Lien, recorded in Volume 2000172, Page 2306, Deed Records, Dallas County, Texas;

THENCE South 32 degrees 25 minutes 14 seconds West, along the West line of said Whitten tract, possessing at a distance of 93.50 feet to a 1/2 inch iron rod found for witness, continuing a total distance of 150.52 feet to a 3 inch aluminum disk stamped "SKA and RPLS 5513" for corner, said corner being the Northwest corner of a tract of land conveyed to Mark A. Hall and Lynell Long Hall, husband and wife, by Wornam Deed, recorded in Instrument No. 201030389715, Official Public Records, Dallas County, Texas, and being the Northeast corner of Lot 21, Block B/2914, Bob-O-Link Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 73241, Page 1507, Map Records, Dallas County, Texas;

THENCE South 65 degrees 50 minutes 16 seconds West, along the Northwest line of said Lot 21, a distance of 71.46 feet to a 3 inch aluminum disk stamped "SKA and RPLS 5513" for corner, corner being of an "elf" corner of said Lot 21;

THENCE North 35 degrees 34 minutes 42 seconds West, along the Northeast line of said Lot 21, possessing at a distance of 62.00 feet to a point, said point being the North corner of said Lot 21, and being the West Easely east corner of Lot 20, of said Bob-O-Link Estates, continuing a total distance of 89.50 feet to a 3 inch aluminum disk stamped "SKA and RPLS 5513" for corner;

THENCE North 02 degrees 02 minutes 52 seconds East, along the Northeast line of said Lot 20, a distance of 82.11 feet to a 3 inch aluminum disk stamped "SKA and RPLS 5513" for corner, said corner being the Northeast corner of said Lot 20, and being the most Southerly South corner of Lot 7, Block K/2984, Temple Phinney Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 12, Page 111, Map Records, Dallas County, Texas;

THENCE North 62 degrees 45 minutes 47 seconds East, along the South line of said Lot 7, a distance of 80.50 feet to a 1/2 inch iron pipe found for corner;

THENCE South 74 degrees 19 minutes 52 seconds East, along the Southeast line of said Lot 7, a distance of 3.64 feet to an X-cut found for corner, being the Southeast corner of said Lot 7, and being the Southwest corner of said 10 foot Alley;

THENCE North 39 degrees 26 minutes 42 seconds East, over and across of said 10 foot Alley, a distance of 27.25 feet to an X-cut found for corner, said corner being in the East line of said 10 foot Alley;

THENCE North 05 degrees 00 minutes 50 seconds East, along the East line of said 10 foot Alley, a distance of 92.20 feet to an X-cut found for corner, said corner being in the East line of said 10 foot Alley;

THENCE North 50 degrees 00 minutes 50 seconds East, along the Southeast line of said 10 foot Alley, a distance of 19.50 feet to the POINT OF BEGINNING and containing 37,978 square feet or 0.872 acres of land.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = METEOROLOGICAL BUREAU RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
P.C. = PAGE
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
3/4" IPF = 3/4 INCH IRON PIPE FOUND
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2" IRP = 1/2 INCH IRON ROD FOUND
X-CUT IPF = X-CUT IRON PIPE FOUND
X-CUT IRP = X-CUT IRON ROD FOUND
5/8" IRP = 5/8 INCH IRON ROD FOUND
A.C.S. = 3 ALUMINUM DISK STAMPED "SKA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
YC = YELLOW CAP

PLANNING & SURVEYING

PRELIMINARY PLAT
SOUTH RIDGE-KRAFT ADDITION
LOT 1R, BLOCK M/2984
LOT 1, BLOCK M/2984
NORTH RIDGE ESTATES NUMBER THREE
A. G. HYDE SURVEY, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S7B-216

CBG
SURREY TEXAS LLC
12025 Shiloh Road, Ste 200
Dallas, TX 75228
P: 214.949.0265
F: 214.949.2216
www.cbgsurveying.com

SCALE: 1"=30' / DATE: 05/22/18 / JOB NO. 1501181-SPLAT / DRAWN BY: CC