

**Flood Statement:**

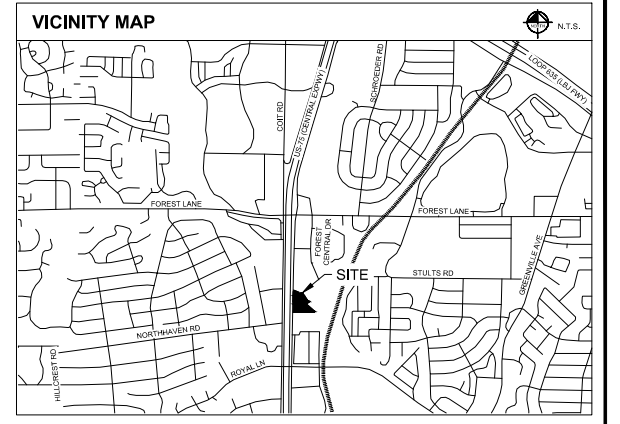
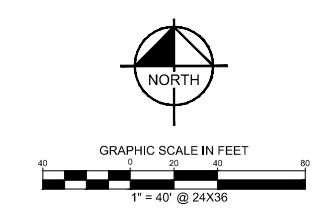
According to Community Panel No. 48113C0195K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, as affected by Letter of Map Revision Case No. 16-06-2144P, effective date March 13, 2017, a portion of this property is within the following special flood hazard areas.

Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Shaded Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone AE - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined.

For portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.



- GENERAL NOTES:**
1. The purpose of this plat is to create two lots out of an existing platted lot and unplatted land.
  2. Lot to lot drainage will not be allowed without engineering section approval.
  3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  5. All buildings are to be removed.

**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 XF = "X" CUT IN CONCRETE FOUND  
 PKF = PK NAIL FOUND  
 C.M. = CONTROLLING MONUMENT  
 MNS = MAG NAIL W/WASHER STAMPED "SNELL DALLAS-KHA" SET  
 ADS = 5/8" IRON ROD WITH 3" ALUMINUM CAP STAMPED "SNELL DALLAS-KHA" SET  
 EASMT = EASEMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 R.O.W. = RIGHT-OF-WAY  
 VOL. = VOLUME  
 PG. = PAGE  
 INST. NO. = INSTRUMENT NUMBER  
 SQ. FT. = SQUARE FEET

**PRELIMINARY PLAT**

**SNELL LAND ROVER DALLAS ADDITION**

**LOT 1A, BLOCK 7318**

BEING A REPLAT OF  
 LOT 1, BLOCK 7318  
 CULLUM CENTRAL ADDITION  
 AND A PART OF CITY BLOCKS 7318 AND 7281  
 SITUATED IN THE  
 DAVID BARROW SURVEY, ABSTRACT NO. 177 AND  
 MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-207  
 CITY ENGINEERING PLAN FILE NO. 311T-

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 5750 GENESIS COURT, SUITE 200  
 FRISCO, TEXAS 75034  
 CONTACT: RYAN SAFFORD, P.E.  
 PHONE: 972-335-3580  
 ryan.safford@kimley-horn.com

**OWNER:**  
 ALGONQUIN REALTY, INC.  
 11400 NORTH CENTRAL EXPRESSWAY  
 DALLAS, TEXAS 75243  
 CONTACT: JIM SNELL  
 PHONE: 888-695-0140

**Kimley»Horn**

5750 Genesis Court, Suite 200  
 Frisco, Texas 75034      FIRM # 10193822      Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	05/25/2017	069321101	1 OF 2

D:\WORK\2017\10193822\101 PRELIM PLAT.DWG PLOTTED BY: MARK, MICHAEL 5/25/2017 8:47 AM LAST SAVED: 5/25/2017 2:39 PM

**OWNERS CERTIFICATION**

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, ALGONQUIN REALTY, INC., is the owner of a tract of land situated in the David Barrow Survey, Abstract No. 177 and the Maria Josefa Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas, and being situated in City of Dallas Blocks 7281 and 7318, being all of Lot 1, Block 7318 of Cullum Central, an Addition to the City of Dallas, Texas, according to the Final Plat, recorded in Volume 647, Page 85 of the Map Records of Dallas County, Texas, and being all of a called 6,813-acre tract of land, conveyed to Algonquin Realty, Inc., as evidenced in a General Warranty Deed, recorded in Volume 85074, Page 1211 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for the southeast corner of said Lot 1, Block 7318 and said 6,813-acre tract, same being the northwest corner of Lot 1, Block 7290 of Mitchell Rasansky Add. Rev., an Addition to the City of Dallas, Texas, according to the plat, recorded in Volume 72181, Page 19 of the Map Records of Dallas County, Texas, same also being on the easterly right of way line of North Central Expressway (U. S. Highway 75), a 300-foot wide right of way as created in a Right-of-Way Deed to the State of Texas, recorded in Volume 3165, Page 136 of the Deed Records of Dallas County, Texas;

**THENCE** North 00°11'48" West, along the westerly line of said Lot 1, Block 7318, the westerly line of said 6,813-acre tract and the easterly right of way line of said North Central Expressway (U. S. Highway 75) as created in said Volume 3168, Page 136 and as created in a Right-of-Way Deed to the State of Texas, recorded in Volume 3088, Page 372 of the Deed Records of Dallas County, Texas, a distance of 498.05 feet to a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for the northwest corner of said 6,813-acre tract, same being the southwesterly corner of a called 1,044-acre tract of land, conveyed to Lande Limited Partnership No. 1, as evidenced in a Special Warranty Deed, recorded in Volume 96202, Page 5163 of the Deed Records of Dallas County, Texas;

**THENCE** North 89°46'53" East, departing the easterly right of way line of said North Central Expressway (U. S. Highway 75), along the northerly line of said 6,813-acre tract and the southerly line of said 1,044-acre tract, a distance of 396.79 feet to a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for the northernmost, northeast corner of said 6,813-acre tract and the southeast corner of said 1,044-acre tract, same being on the westerly line of a called 20,099 square feet tract of land, conveyed to the City of Dallas, Texas, as evidenced in a Warranty Deed, recorded in Volume 69229, Page 2037 of the Deed Records of Dallas County, Texas;

**THENCE** South 26°32'11" East, along the easterly line of said 6,813-acre tract and the westerly line of said 20,099 square feet tract, a distance of 133.49 feet to a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for the southwest corner of said 20,099 square feet tract, same being on the northerly line of aforesaid Lot 1, Block 7318;

**THENCE** North 89°39'53" East, continuing along the easterly line of said 6,813-acre tract, the southerly line of said 20,099 square feet tract and the northerly line of said Lot 1, Block 7318, a distance of 40.74 feet to a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for the southeast corner of said 20,099 square feet tract and the northeast corner of said Lot 1, Block 7318, and being on the westerly line of a called 279,195 square feet tract of land, conveyed to the City of Dallas, as a Storm Water Drainage Facilities Easement, recorded in Volume 69106, Page 1566 of the Deed Records of Dallas County, Texas;

**THENCE** in a southerly direction, continuing along the easterly line of said 6,813-acre tract, the easterly line of said Lot 1, Block 7318 and the westerly line of said 279,195 square feet Storm Water Drainage Facilities Easement, the following:

South 40°57'29" East, a distance of 338.00 feet to a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for a corner;

South 22°46'29" East, a distance of 132.84 feet to a 5/8-inch iron rod with a 3-inch aluminum disk, stamped "SNELL DALLAS-KHA" set for the southeast corner of said 6,813-acre tract, the southeast corner of said Lot 1, Block 7318 and the southwest corner of said 279,195 square feet Storm Water Drainage Facilities Easement, same being on the northerly line of a called 74,766 square feet tract of land, conveyed to the City of Dallas, Texas, as evidenced in a Warranty Deed, recorded in Volume 69158, Page 1874 of the Deed Records of Dallas County, Texas;

**THENCE** South 89°48'12" West, along the southerly line of said 6,813-acre tract, the southerly line of said Lot 1, Block 7318, the northerly line of said 74,766 square feet tract, the northerly line of Lot 6, Block 7290 of Royal Central Center, an Addition to the City of Dallas, Texas, according to the plat, recorded in Volume 93161, Page 304 of the Deed Records of Dallas County, Texas and the northerly line of aforesaid Lot 1, Block 7280 of Mitchell Rasansky Add. Rev., passing at a distance of 125.31 feet, a 1/2-inch iron rod found for the north common corner of said 74,766 square feet tract and said Lot 6, Block 7290, continuing for a total distance of 768.45 feet to the **POINT OF BEGINNING** and containing 6.829 acres (297,489 square feet) of land, more or less.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **ALGONQUIN REALTY, INC.**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SNELL LAND ROVER DALLAS 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

By: **ALGONQUIN REALTY, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Michael B. Marx, 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 \_\_\_\_\_, 2017

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
KIMLEY-HORN AND ASSOC., INC.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**PRELIMINARY PLAT**

**SNELL LAND ROVER DALLAS ADDITION  
LOT 1A, BLOCK 7318**

BEING A REPLAT OF  
LOT 1, BLOCK 7318  
CULLUM CENTRAL ADDITION  
AND A PART OF CITY BLOCKS 7318 AND 7281  
SITUATED IN THE  
DAVID BARROW SURVEY, ABSTRACT NO. 177 AND  
MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-207  
CITY ENGINEERING PLAN FILE NO. 311T-\_\_\_\_\_

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
5750 GENESIS COURT, SUITE 200  
FRISCO, TEXAS 75034  
CONTACT: RYAN SAFFORD, P.E.  
PHONE: 972-335-3580  
ryan.safford@kimley-horn.com

OWNER:  
ALGONQUIN REALTY, INC  
11400 NORTH CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75243  
CONTACT: JIM SNELL  
PHONE: 888-695-0140

<b>Kimley»Horn</b>					
5750 Genesis Court, Suite 200 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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