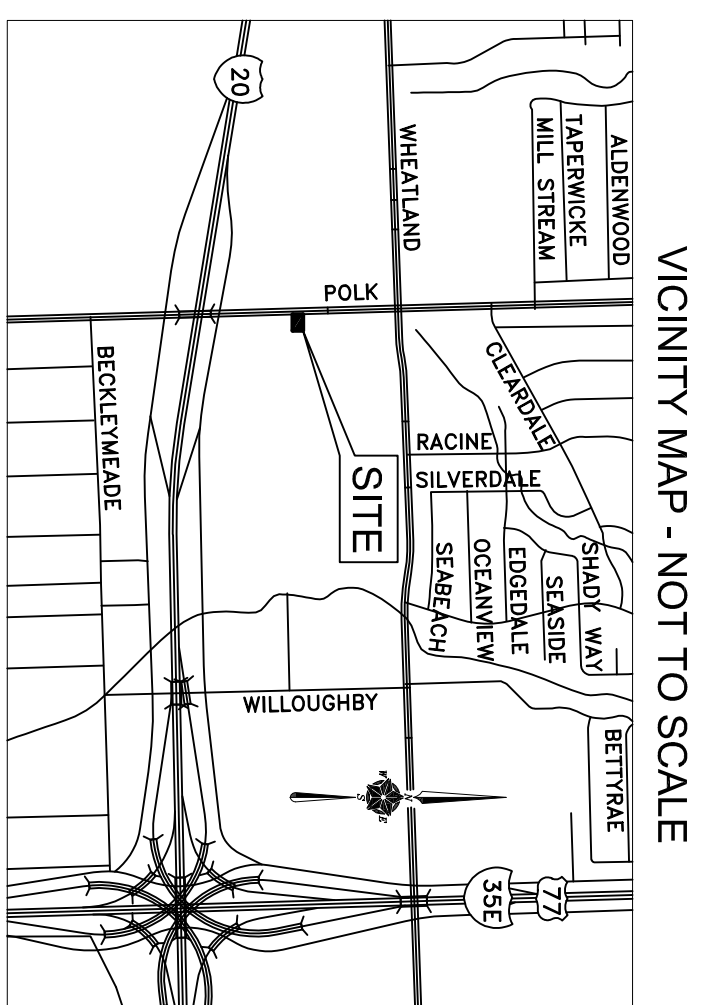
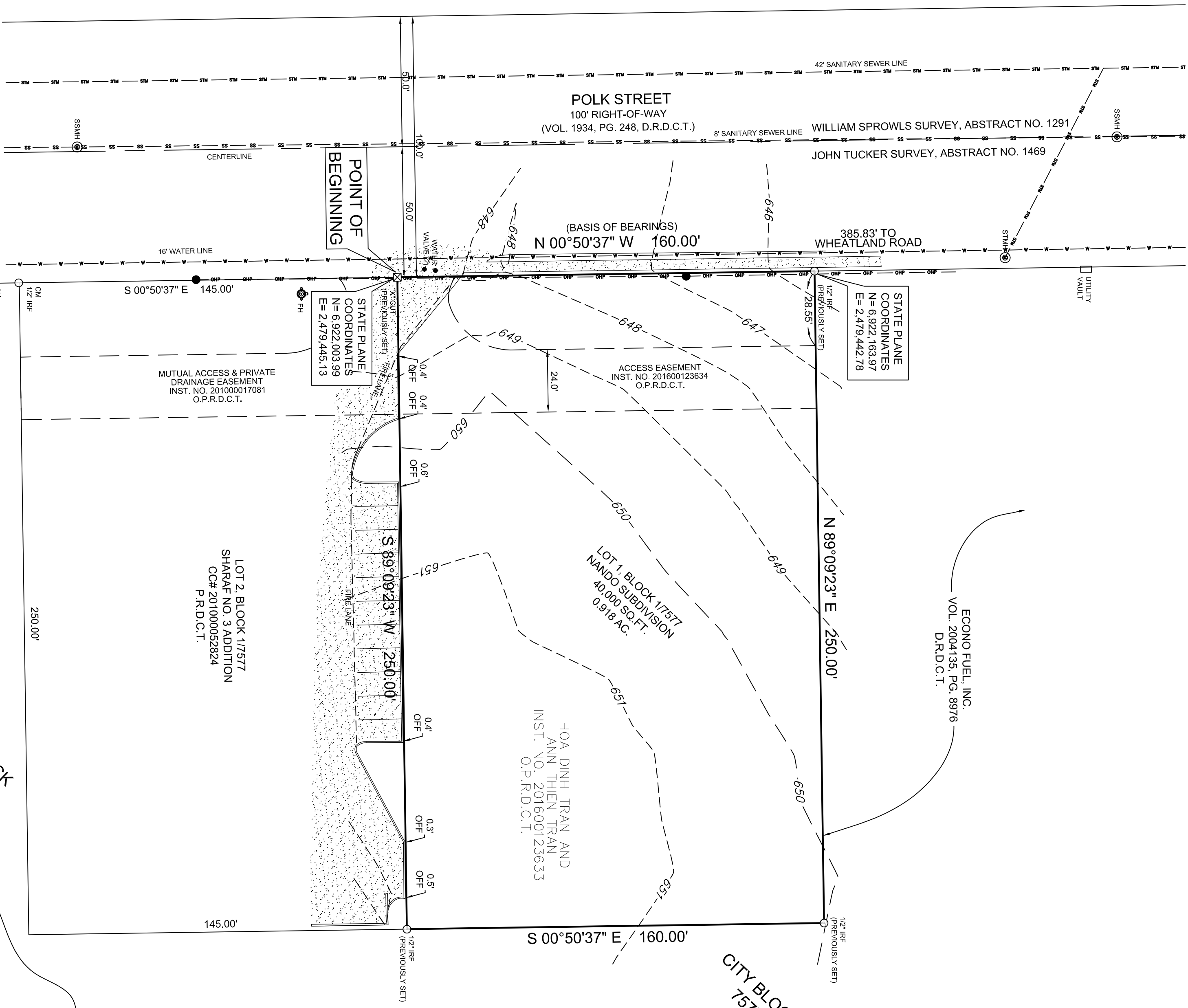


- LEGEND**
- IRON ROD FOUND
  - IRON ROD SET
  - ⊗ X-SET
  - OHF OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - W WATER LINE
  - ⊕ FH FIRE HYDRANT
  - DEED RECORDS DALLAS COUNTY, TEXAS
  - MAP RECORDS DALLAS COUNTY, TEXAS
  - M.A.D.C.T. CONCRETE PAVING
  - TMH TEMPORARY BENCHMARK
  - CM CONTROL MONUMENT
  - MON. FND. MONUMENT FOUND



TRAYLOR MOTOR HOMES, INC.  
VOL. 96110, PG. 241  
D.R.D.C.T.



**SURVEYOR'S STATEMENT**

I, Gary E. Johnson, 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, inasmuch as it complies with the Texas Board of Professional Land Surveying, the City of Dallas Design Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212, Turner affirm that monuments shown hereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 57A-5.017 (a)(b)(c)(d) & (e); and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document. (06/03/2016)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

**GENERAL NOTES:**

- 1) The purpose of this plat is to create 1 lot from a single tract of land.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) Bearings are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5) According to the F.L.R.M. No. 48113G0490 K, the subject property lies in Zone X and does not lie within a 100 Year flood prone hazard area.
- 6) City of Dallas Benchmark 74-G-1: A standard water department benchmark set on top of concrete headwall on the north side of Interstate Highway 20, 0.2 miles west of Willoughby Boulevard on the Service Road. Northing: 6,920,910.246 Easting: 2,481,442.387, Elevation: 614.609
- 7) City of Dallas Benchmark 74-C-1: A square is cut on top curb to a 3' x 7' drop inlet on the east side of Willoughby Boulevard, and 520 feet south of the centerline of Wheatland Road. Northing: 6,922,117.818 Easting: 2,482,706.929, Elevation: 610.577
- 8) TxDOT approval may be required for any driveway modifications or new access.
- 9) The maximum number of lots permitted by this plat is one.
- 10) No structures on the subject tract.

**OWNERS' CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Hoa Dinh Tran and Ann Thien Tran are the owners of property situated in the U.S. Tucker Survey, Abstract No. 1469, being a tract situated in the City of Dallas, Dallas County, Texas, Dallas City Block No. 7577 same being conveyed to Hoa Dinh Tran and Ann Thien Tran by Special Warranty Deed recorded in Instrument No. 201600123633, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" cut found in concrete (previously set) lying in the East right-of-way line of Polk Street (100 foot right-of-way) and the West line of said Tran tract at the Northwest corner of Lot 2, Block 1/7577 of Shear No. 3 Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in County Clerk's File No. 201000052824, Map Records, Dallas County, Texas;

Thence North 00 degrees 50 minutes 37 seconds West, along the East right-of-way line of said Polk Street, a distance of 160.00 feet to a 1/2 inch iron rod found (previously set) with yellow plastic cap stamped "TXHS" at the most northern Southwest corner of Econo Fuel, Inc.,

Thence North 89 degrees 09 minutes 23 seconds East, a distance of 250.00 feet to a 1/2 inch iron rod found (previously set) with yellow plastic cap stamped "TXHS" at the inside ell corner of said Econo Fuel, Inc. tract;

Thence South 00 degrees 50 minutes 37 seconds East, a distance of 160.00 feet to a 1/2 inch iron rod found (previously set) with yellow plastic cap stamped "TXHS" at the Northeast corner of said Lot 2, Block 1/7577 of Shear No. 3 Addition;

Thence South 89 degrees 09 minutes 23 seconds West, along the North line of said Lot 2, Block 1/7577 of Shear No. 3 Addition, a distance of 250.00 feet to the POINT OF BEGINNING and containing 40,000 square feet or 0.918 acre of land.

**OWNERS' DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hoa Dinh Tran and Ann Thien Tran, do hereby adopt this plat designating the herein above described real property as **LOT 3, BLOCK 1/757, NANDO SUBDIVISION**, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and the 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 the 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 systems or the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, 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 or 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 areas of working space for construction and maintenance for 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 paiting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Hoa Dinh Tran  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Hoa Dinh Tran, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Ann Thien Tran  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Ann Thien Tran, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

OWNERS  
HOA DINH TRAN AND  
ANN THIEN TRAN  
6049 FOREST LANE  
FORT WORTH, TEXAS 76112



10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
khtertage.com  
Firm #10169300

**PRELIMINARY PLAT**  
**NANDO SUBDIVISION**  
**LOT 3, BLOCK 1/7577**  
J.S. TUCKER SURVEY, ABSTRACT NO. 1469  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-211