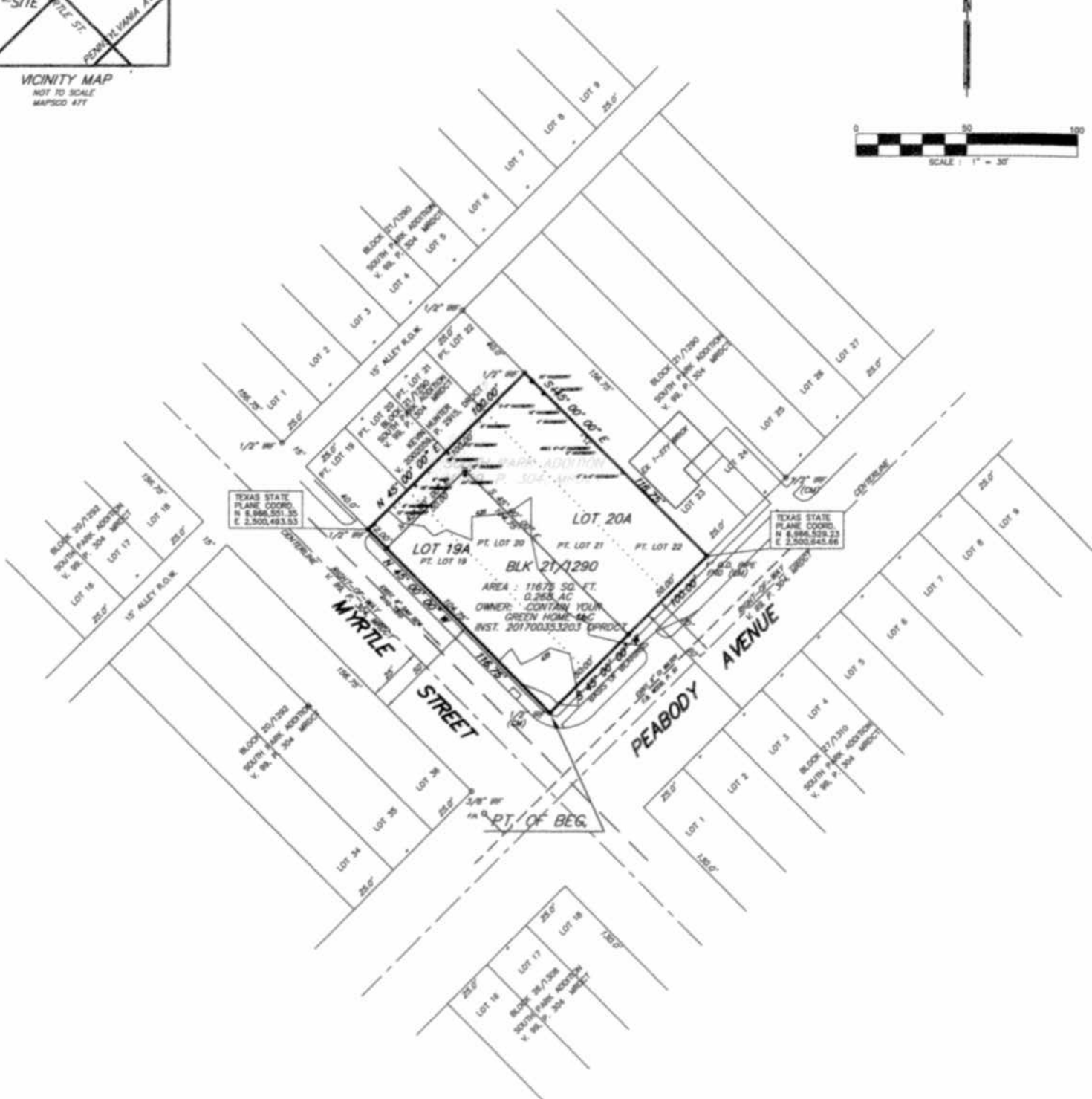


S 173-243



VICINITY MAP
NOT TO SCALE
MAPNO 4171



- NOTES:
1. THE PURPOSE OF THIS REPLAT IS TO COMBINE PART OF FOUR (4) EXISTING PLATTED LOTS INTO TWO (2) PLATTED LOTS.
 2. THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY.
 3. THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY ADJACENT TO THE NORTHWEST SIDE OF THE PROPOSED PLAT.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, GRID VALUES. NO SCALE AND NO PROJECTION.
 5. THE BASIS OF BEARINGS IS THE SOUTHEASTERLY LOT LINE OF LOTS 19, 20, 21 AND 22, BLOCK 21/1290 (SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST).
 6. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 7. THE "FLAG" PORTION OF PROPOSED LOT 20A, BLOCK 21/1290 IS INTENDED TO PROVIDE SANITARY SEWER ACCESS FROM MYRTLE STREET TO LOT 20A, BLOCK 21/1290.
 8. LOT 19A, BLOCK 21/1290 AREA = 5237.5 SQ. FT.
LOT 20A, BLOCK 21/1290 AREA = 6437.5 SQ. FT.

LEGEND

IRS	IRON ROD SET
RF	IRON ROD FOUND
FND	FOUND
V.	VOLUME
P.	PAGE
SQ. FT.	SQUARE FEET
AC.	ACRES
CM	CONTROLLING MONUMENT
DRDCT	DEED RECORDS DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
COORD.	COORDINATES
EX.	EXISTING
ESMT.	EASEMENT
DP & L	DALLAS POWER AND LIGHT COMPANY
PT.	PART
DED.	DEDICATION
O.D.	OUTSIDE DIAMETER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CONTAIN YOUR GREEN HOME LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, IN THE M. MAIN SURVEY, ABSTRACT NO. 995, AND BEING PART OF LOTS 19, 20, 21, AND 22, CITY BLOCK 21/1290, OF SOUTH PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 304, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE TRACT OF LAND CONVEYED TO CONTAIN YOUR GREEN HOME LLC ACCORDING TO THE TEXAS GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201700353203, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, IN THE M. MAIN SURVEY, ABSTRACT NO. 995, AND BEING PART OF LOTS 19, 20, 21, AND 22, CITY BLOCK 21/1290, OF SOUTH PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 304, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE TRACT OF LAND CONVEYED TO CONTAIN YOUR GREEN HOME LLC ACCORDING TO THE TEXAS GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201700353203, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF PEABODY AVENUE (60' RIGHT-OF-WAY) AND THE NORTHEAST LINE OF MYRTLE STREET (50' RIGHT-OF-WAY) SAID POINT ALSO BEING THE SOUTH CORNER OF LOT 19, BLOCK 21/1290, OF SOUTH PARK ADDITION AS RECORDED IN VOLUME 99, PAGE 304, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF MYRTLE STREET AND THE SOUTHWEST LINE OF SAID LOT 19, BLOCK 21/1290 IN A NORTHWESTERLY DIRECTION NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 116.75 FEET TO A 1/2" IRON ROD FOUND LYING AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO KEVIN HUNTER BY CASH WARRANTY DEED RECORDED IN VOLUME 2002059, PAGE 2915, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE COMMON LINE BETWEEN THE PREVIOUSLY MENTIONED CONTAIN YOUR GREEN HOME LLC TRACT AND THE PREVIOUSLY MENTIONED KEVIN HUNTER TRACT NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER LYING IN THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED LOT 22, BLOCK 21/1290 AND ALSO BEING THE SOUTHWEST LINE OF LOT 23, BLOCK 21/1290 OF SOUTH PARK ADDITION AS DESCRIBED ABOVE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE COMMON LINE BETWEEN LOT 22, BLOCK 21/1290 AND LOT 23, BLOCK 21/1290, AS DESCRIBED ABOVE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 116.75 FEET TO A 1" IRON PIPE FOUND LYING IN THE NORTHWEST LINE OF PEABODY AVENUE SAID POINT ALSO BEING THE EAST CORNER OF LOT 22, BLOCK 21/1290 AND BEING THE SOUTH CORNER OF LOT 23, BLOCK 21/1290 AS DESCRIBED ABOVE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF PEABODY AVENUE AND THE SOUTHEAST LINE OF LOTS 19, 20, 21 AND 22, BLOCK 21/1290, AS DESCRIBED ABOVE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 11,675 SQUARE FEET OR 0.268 ACRES OF LAND.

SURVEYOR'S STATEMENT

I, RONALD A. YOUNG, 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 (c)(b)(c)(d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY: RELEASED FOR REVIEW 5/8/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RONALD A. YOUNG, RPLS # 2960

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD A. YOUNG, 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, ON THIS THE _____ DAY OF _____, 2018

_____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CONTAIN YOUR GREEN HOME LLC, ACTING BY AND THROUGH ITS AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **GREEN HOME PEABODY 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 PAYING 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 AND UPON 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 THE 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, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS, THIS THE _____ DAY OF _____, 2018.

CONTAIN YOUR GREEN HOME LLC

BY: _____
CONNIE ROTH
TITLE: MANAGING MEMBER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONNIE ROTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT 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, ON THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

FINAL PLAT
GREEN HOME PEABODY ADDITION
LOT 19A AND LOT 20A, BLOCK 21/1290
A REPLAT OF PART OF LOTS 19, 20, 21 AND 22
BLOCK 21/1290
SOUTH PARK ADDITION
M. MAIN SURVEY -- ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5 178 - xxx 243

OWNER: CONTAIN YOUR GREEN HOME LLC
3200 BONNEBROOK
PLANO, TEXAS 75075
(214) 673-0331

SURVEYOR: RONALD A. YOUNG, R.P.L.S.
802 TRAIL LAKE DRIVE
EULESS, TEXAS 75039
(817) 875-5478
FAX: (817) 267-5478

FORM NO. 10194221
MAY 2018

SCALE: 1" = 30'