



SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 _____, 2015.
**RELEASED 7/22/2015 - FOR REVIEW ONLY
 NOT TO BE RECORDED**

Robert W. Schneeberg
 Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the south right-of-way line of Ross Avenue, bearing North 89 degrees 49 minutes 56 seconds East, according to the deed recorded in County Clerk's Instrument No. 201400279025, Official Public Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- A Shared Access Area Easement recorded in Dallas County Clerk's Instrument No. 2015XXXXXX, Official Public Records, Dallas County, Texas.
- Purpose of this Plat: To create 7 Single-Family Lots.
- Coordinates shown are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- This development is restricted to single family dwellings only.
- No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street.
- There is no structures on the remainder portion of the Lot 8.
- Existing buildings to remain on Lots 1 and 2A.
- Existing buildings to be removed on lots 8A-8E.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- 3/4" ALUMINUM DISC STAMPED "YORK ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804"

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, PE
 Chief Engineer of Department of Sustainable Development and Construction

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, 5926 Ross 5X, LLC, Tim N. Delaughter, Shelagh McElroy and Henry D. Monsch are the owners of a 0.658 acre tract of land situated in the Robert Ray Survey, Abstract No. 1242, Dallas County, Texas and being all of Lot 2, Block 20/1874 and a portion of Lot 8, Block 20/1874, Munger Place, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2, Page 199, Deed Records, Dallas County, Texas; being all of that tract of land conveyed to 5926 Ross 5X, LLC by General Warranty Deed recorded in County Clerk's File Instrument No. 201500149598 Official Public Records, Dallas County, Texas; being all of c that tract conveyed to Shelagh McElroy and Henry D. Monsch by General Warranty Deed With Vendor's Lien recorded in County Clerk's File Instrument No. 20060024742 Official Public Records, Dallas County, Texas; being all of that tract of land conveyed to Tim N. Delaughter by Warranty Deed With Vendor's Lien recorded in County Clerk's File Volume 9919, Page 4638, Deed Records, Dallas County, Texas; said 0.658 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the northwest corner of said 5926 Ross 5X, LLC acre tract; said point also being the northeast corner of Lot 5A, Block 0/1480, Palm Terrace, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's Instrument No. 201002243833, Official Public Records, Dallas County, Texas; said point also being on the south right-of-way line of Ross Avenue (60 feet wide);

THENCE, with said south right-of-way line of Ross Avenue, the following metes and bounds;

North 83 degrees 05 minutes 59 seconds East, a distance of 16.27 feet to a 1/2-inch iron rod with plastic cap stamped "TXHS" found at an angle corner;

North 89 degrees 49 minutes 56 seconds East, a distance of 46.42 feet to a 5/8-inch iron rod found at the northeast corner of said 5926 Ross 5X, LLC acre tract; said point also being the northwest corner of said tract of land conveyed to Tim N. Delaughter;

North 89 degrees 37 minutes 30 seconds East, a distance of 62.44 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804"; said point being the northeast corner of said Delaughter tract; said point also being the northwest corner of a tract of land conveyed to Tim N. Delaughter by Warranty Deed recorded in Volume 9818, Page 6927, Deed Records, Dallas County, Texas;

THENCE, South 00 degrees 07 minutes 00 seconds East, leaving said south right-of-way line and with the common line of said Delaughter tracts, a distance of 117.70 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" at the southeast corner of said Delaughter tract; said point also being the north corner of a Lot 5, Block 20/1874 of said Munger Place; said point also being the west corner of Lot 6, Block 20/1874 of said Munger Place;

THENCE, South 46 degrees 04 minutes 30 seconds West, a distance of 66.31 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" at the south corner of said Delaughter tract; said point also being in the northwest line of Lot 4, Block 20/1874 of said Munger Place;

THENCE, South 89 degrees 52 minutes 01 seconds West, with the south line of said Delaughter tract, passing at a distance of 14.45 feet a 1/2" iron rod with plastic cap stamped "TXHS"; found at the southwest corner of said Delaughter tract and continuing for a total distance of 38.31 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" in the south line of said 5926 Ross 5X tract of land;

THENCE, South 24 degrees 05 minutes 46 seconds East, with the northeast line of said Lot 2, Block 20/1874 a distance of 188.86 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804"; said point also being on the northwest right-of-way of Hudson Street (50 feet wide);

THENCE, South 45 degrees 33 minutes 50 seconds West, with said northwest right-of-way a distance of 30.00 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" at the southwest corner of said Lot 2, Block 1874; said point also being the southeast corner of Lot 1, Block 1874 of said Munger Place;

THENCE, North 06 degrees 48 minutes 55 seconds West, with the common line of said lots 1 and 2, Block 20/1874 a distance of 151.00 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" at the northwest corner of said Lot 2, Block 20/1874; said point also being on the northeast corner of said Lot 1, Block 20/1874 said point also being the south corner of said Lot 8, Block 1874;

THENCE, North 89 degrees 29 minutes 46 seconds East, with the northeast line of said Lot 2, Block 20/1874 a distance of 32.40 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" at the southwest corner of said Lot 8, Block 20/1874; said point also being on the east line of Lot 12, Block 20/1874 of said Munger Place; said point also being the northwest corner of said Lot 1;

THENCE, North 00 degrees 14 minutes 18 seconds West, a distance of 43.00 feet to a 3/4" Aluminum Disc stamped "YORK ADDITION, GONZALEZ AND SCHNEEBERG, TX RPLS 4804"; said point also being southwest of corner of 5926 Ross 5X tract of land; said point also being the northeast corner of said Lot 5A, Block 0/1480;

THENCE, North 00 degrees 21 minutes 17 seconds West, a distance of 161.64 feet to the POINT OF BEGINNING;

CONTAINING, 28,629 square feet of 0.658 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, 5926 Ross 5X, LLC, Tim N. Delaughter, Shelagh McElroy and Henry D. Monsch acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as YORK ADDITION, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, 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.)

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2015.

Sam Prager
 Member

Tim N. Delaughter
 Owner

Shelagh McElroy
 Owner

Henry D. Monsch
 Owner

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Sam Prager, Tim Delaughter, Shelagh McElroy, and Henry D. Monsch known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

ENGINEER - SURVEYOR:
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 660 North Central Expressway
 Suite 250
 Plano, Texas 75074
 Phone: 972-516-8855
 Fax: 972-516-8901

OWNER:
 5926 Ross 5X, LLC
 5731 Charlestown Drive
 Dallas, Texas, 75230

OWNER:
 Tim Delaughter
 PO Box 721106
 Dallas, Texas, 75372

PRELIMINARY PLAT
YORK ADDITION
LOT 1, BLOCK 1877
LOTS 2A AND 8A-8E, BLOCK 20/1874
A SHARED ACCESS DEVELOPMENT
 BEING A REPLAT OF
LOT 2 AND PORTION OF LOT 8, BLOCK 20/1874
MUNGER PLACE
 V. 2, P. 199, D.R.D.C.T.
 AND TWO TRACTS OF LAND CONVEYED TO 5926 ROSS, LLC AND TIM DELAUGHTER
ROBERT RAY SURVEY, ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 145-245

Gonzalez & Schneeberg
 engineers ■ surveyors
 660 N. Central Expressway
 Suite 250, Plano, Texas 75074
 (972) 516-8855 Fax:(972) 516-8901

SCALE 1" = 20'
 DATE JULY, 2015
 PROJ. NO. 6379-15-08-07
 DWG. NO. 6379PLAT

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
8A	2,531	0.058
8B	1,563	0.036
8C	1,563	0.036
8D	1,563	0.036
8E	2,993	0.069
1	9,108	0.209
2A	9,308	0.214

WATER AND WASTEWATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°05'59" E	11.24'
L2	N 89°49'56" E	0.84'
L3	S 00°18'20" E	162.69'
L4	S 89°49'56" W	12.00'
L5	N 00°18'20" W	161.37'