

Drafter: SGT
Revision:
Revision:
Revision:

- LEGEND OF SYMBOLS**
- air conditioner
 - borehole
 - cable tv
 - electric meter
 - fence or handrail
 - fire dept. connection
 - fire hydrant
 - fire lane
 - guard rail
 - grease trap
 - bollard
 - grate inlet
 - gas meter
 - gas line
 - utility pole anchor
 - irrigation valve
 - landscape or tree line
 - landscape electric box
 - landscape light
 - light pole
 - mailbox
 - monitoring well
 - overhead utility lines
 - pool equipment
 - road sign
 - roof drain
 - silt fence
 - spot elevation
 - sanitary sewer manhole
 - sanitary sewer pipe
 - storm water manhole
 - storm water pipe
 - telephone manhole
 - tank fill lid
 - telephone riser
 - traffic signal pole
 - unknown manhole
 - utility clean out
 - utility cabinet
 - utility vault
 - utility markings (line color)
 - color of markings
 - utility pole
 - utility pole with riser
 - utility sign
 - water shutoff
 - water valve
 - water manhole
 - water meter
 - well
 - water line
 - one-foot contour lines
 - tree trunk (with canopy)
 - caliper inches at breast
 - height
 - ornamental tree
 - multiple trunks
 - Google 360 Hyperlink

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

SURVEYOR'S STATEMENT

I, Jose B. Najaro III, 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. 31A-8.617 (a)(9)(c)(4) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Jose B. Najaro III
Registered Professional
Land Surveyor No. 6736
jose@jbls.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Jose B. Najaro III** 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 _____, 2020.

Notary Public in and for the State of Texas

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C03301, dated 2001/08/23, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

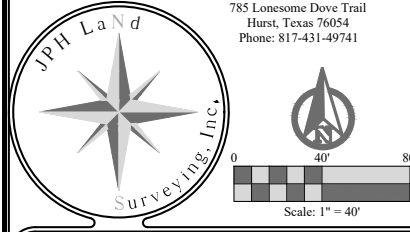
MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS = 1/2" rebar stamped "JPH Land Surveying" set
MNS = Mag nail & washer stamped "JPH Land Surveying" set
TBM = Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are U.S. Spheroidal Transverse Mercator (NAD83) Elevations, if shown, are NAVD83
Bearings are based on grid north (TxCS, 83, NCZ)

LEGEND OF ABBREVIATIONS
U.S. Spheroidal Transverse Mercator
TxCS, 83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD83 North American Vertical Datum of 1988
M.R.D.C.T. Map Records of Dallas County, Texas
O.P.R.D.C.T. Official Public Records of Dallas County, Texas
D.R.D.C.T. Deed Records of Dallas County, Texas
VOL/Pg/INST.# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
PVC/RCP Polyvinyl Chloride Pipe/ Reinforced Concrete Pipe
R.O.W. Right of Way
Δ/R/L Delta/Radius/Length

OWNER
Sewell Corporation
A Texas Corporation
3860 W. Northwest Highway Suite 102
Dallas Texas 75220

Developer
KFM Engineering & Design
621 N Main Street, Suite 410
Grapevine, Texas 76051
Phone: 817-416-4536

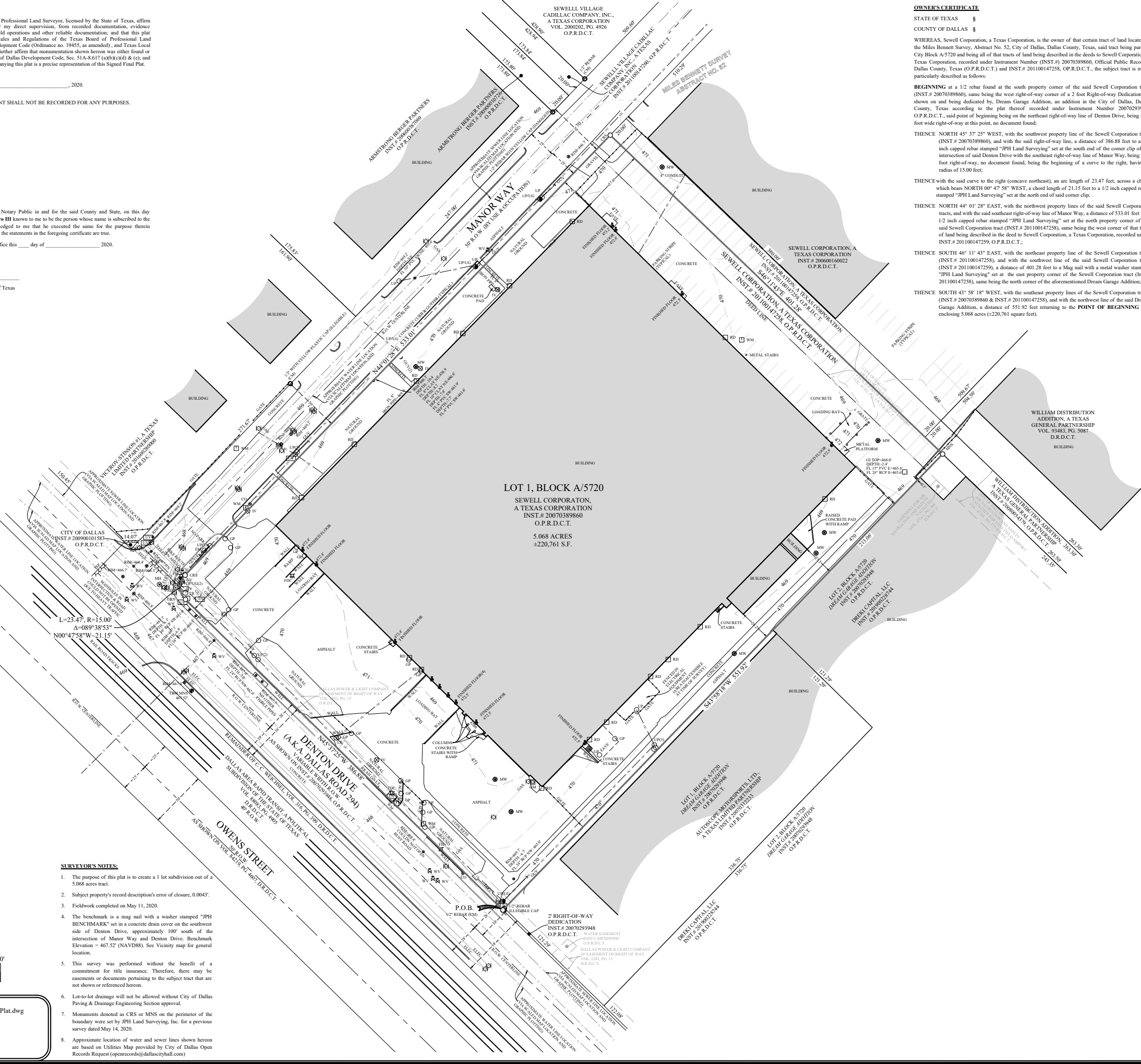
SURVEYOR
JPH Land Survey, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: 817-431-49741



JPH Job Drawing No. (see below)
2020.103.007 6200 Denton Dr. Dallas, Dallas Co., TX - Preliminary Plat.dwg
© 2020 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

SURVEYOR'S NOTES:

- The purpose of this plat is to create a 1 lot subdivision out of a 5.068 acres tract.
- Subject property's record description's error of closure, 0.0043'.
- Fieldwork completed on May 11, 2020.
- The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete drain cover on the southwest side of Denton Drive, approximately 100' south of the intersection of Manor Way and Denton Drive. Benchmark Elevation = 467.52' (NAVD83). See vicinity map for general location.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Monuments denoted as CRS or MNS on the perimeter of the boundary were set by JPH Land Surveying, Inc. for a previous survey dated May 14, 2020.
- Approximate location of water and sewer lines shown hereon are based on Utilities Map provided by City of Dallas Open Records Request (openrecords@dallascityhall.com)



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Sewell Corporation, a Texas Corporation, is the owner of that certain tract of land located in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, said tract being part of City Block A/5720 and being all of that tracts of land being described in the deeds to Sewell Corporation, a Texas Corporation, recorded under Instrument Number (INST.#) 20070389860, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and INST.# 201100147258, O.P.R.D.C.T., the subject tract is more particularly described as follows:

BEGINNING at a 1/2 rebar found at the south property corner of the said Sewell Corporation tract (INST.# 20070389860), same being the west right-of-way corner of a 2 foot Right-of-Way Dedication, as shown on and being delineated by, Dream Garage Addition, an addition in the City of Dallas, Dallas County, Texas according to the plat thereof recorded under Instrument Number 20070293948, O.P.R.D.C.T., said point of beginning being on the northeast right-of-way line of Denton Drive, being a 56 foot wide right-of-way at this point, no document found;

THENCE NORTH 45° 37' 25" WEST, with the southwest property line of the Sewell Corporation tract (INST.# 20070389860), and with the said right-of-way line, a distance of 386.88 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the south end of the corner clip of the intersection of said Denton Drive with the southeast right-of-way line of Manor Way, being a 50 foot right-of-way, no document found, being the beginning of a curve to the right, having a radius of 15.00 feet;

THENCE with the said curve to the right (concave northeast), an arc length of 23.47 feet, across a chord which bears NORTH 00° 47' 58" WEST, a chord length of 21.15 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north end of said corner clip;

THENCE NORTH 44° 01' 28" EAST, with the northeast property lines of the said Sewell Corporation tracts, and with the said southeast right-of-way line of Manor Way, a distance of 533.01 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north property corner of the said Sewell Corporation tract (INST.# 201100147258), same being the west corner of that tract of land being described in the deed to Sewell Corporation, a Texas Corporation, recorded under INST.# 201100147259, O.P.R.D.C.T.;

THENCE SOUTH 46° 11' 43" EAST, with the northeast property line of the Sewell Corporation tract (INST.# 201100147258), and with the southwest line of the said Sewell Corporation tract (INST.# 201100147259), a distance of 401.28 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the east property corner of the Sewell Corporation tract (Inst.# 201100147258), same being the north corner of the aforementioned Dream Garage Addition;

THENCE SOUTH 43° 58' 18" WEST, with the southeast property lines of the Sewell Corporation tracts (INST.# 20070389860 & INST.# 201100147258), and with the northwest line of the said Dream Garage Addition, a distance of 551.92 feet returning to the **POINT OF BEGINNING** and enclosing 5,068 acres (±220,761 square feet).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sewell Corporation, a Texas Corporation, do hereby adopt this plat designating the herein above-described property as **Sewell Addition**, an addition in the City of Dallas, 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 purpose indicated. The utility and fire line 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 line 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 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 existing ordinances, rules, regulations and resolutions of the City of Dallas.

Witness my hand this _____ day of _____, 2020.

Authorized Agent of _____ Print Name
Sewell Corporation, a Texas Corporation

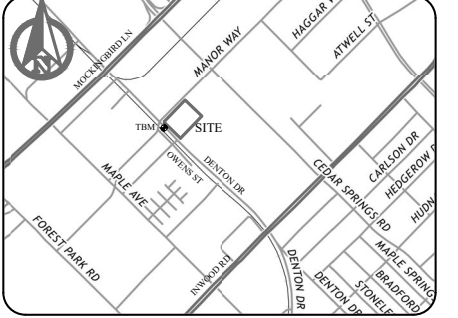
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, authorized agent of Sewell Corporation, a Texas Corporation, 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 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 _____, 2020.

Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



PRELIMINARY PLAT
SEWELL ADDITION
LOT 1, BLOCK A/5720
BEING A 5.068 ACRES SUBDIVISION
SITUATED IN THE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PREPARED IN JUNE 2020