



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

I, RAMON POYAN, do hereby certify that I am the owner of a tract of land situated in the WL WILSON SURVEY, ABSTRACT NO. 1571, CITY OF DALLAS, DALLAS COUNTY, TEXAS, and being the same called 2.410008 acres of land conveyed to Ramon Poyan by deed recorded in Instrument No. 201500188996, Official Public Records, Dallas County, Texas and being more particularly described as follows: Beginning at a 1/2" iron pin found with yellow cap stamped "RPS 3901" on the west right-of-way line of Teagarden Road (60' R.O.W.) for the southeast corner of said Poyan tract;

Thence, North 01°10'06" East, along the west line of said Poyan tract and the east line of said 10.24 acre tract, a distance of 100.00 feet to a 60d nail found for the northwest corner of said Poyan tract;

Thence, South 88°43'46" East, along the north line of said Poyan tract, a distance of 1,049.75 feet to a 1/2" iron pin found with yellow cap stamped "RPS 3901" on the west right-of-way line of Teagarden Road (60' R.O.W.) and for the northeast corner of said Poyan tract;

Thence, South 01°06'22" West, along the west right-of-way line of Teagarden Road (60' R.O.W.) and the east line of said Poyan tract, a distance of 100.00 feet to the Point of Beginning and containing 104,980 square feet or 2.410 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ramon Poyan, does hereby adopt this plat, designating the herein described property as PAYAN ADDITION, on addition to the City of Dallas, Dallas County, Texas, and does 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 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 only public utility shall have the right to install, maintain, repair, replace, modify, improve, or otherwise use any underground utility 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, this _____ day of _____, 2016.

BY: RAMON PAYAN
 STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ramon Poyan, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

Notary Public for and in the State of Texas
 My commission expires: _____

FINAL PLAT
PAYAN ADDITION
LOT 1, BLOCK A/8516
WL WILSON SURVEY, ABSTRACT NO. 1571
 City of Dallas, Dallas County, Texas
 City Plan File No. S156-242

CARROLL CONSULTING GROUP, INC.
 P.O. BOX 11 LAYON, TEXAS 75166
 O: (214) 726-2041 C: (972) 742-4411
 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE	DRAWN BY:
2318-16	1"=60'	APRIL 26, 2016	CP

SURVEYOR'S STATEMENT

I, James Bart Carroll, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from direct surveying, from reliable indirect 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-3.617 (3)(B)(3)(a) & (b); and that the digital drawing of the occupying this plat is a precise representation of this signed final plat.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
 James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

GENERAL NOTES:

1. Purpose of the plat is the create one lot from one existing tract.
2. Bearings based on the south line of deed recorded in Instrument No. 201500188996, Official Public Records, Dallas County, Texas.
3. Lot-to-lot drainage is not permitted without Engineering Section Approval.
4. No structures existing. Property is vacant.
5. State Plane coordinates based on Dallas Water Utilities benchmarks 88-V-1S and 88-V-2S.

