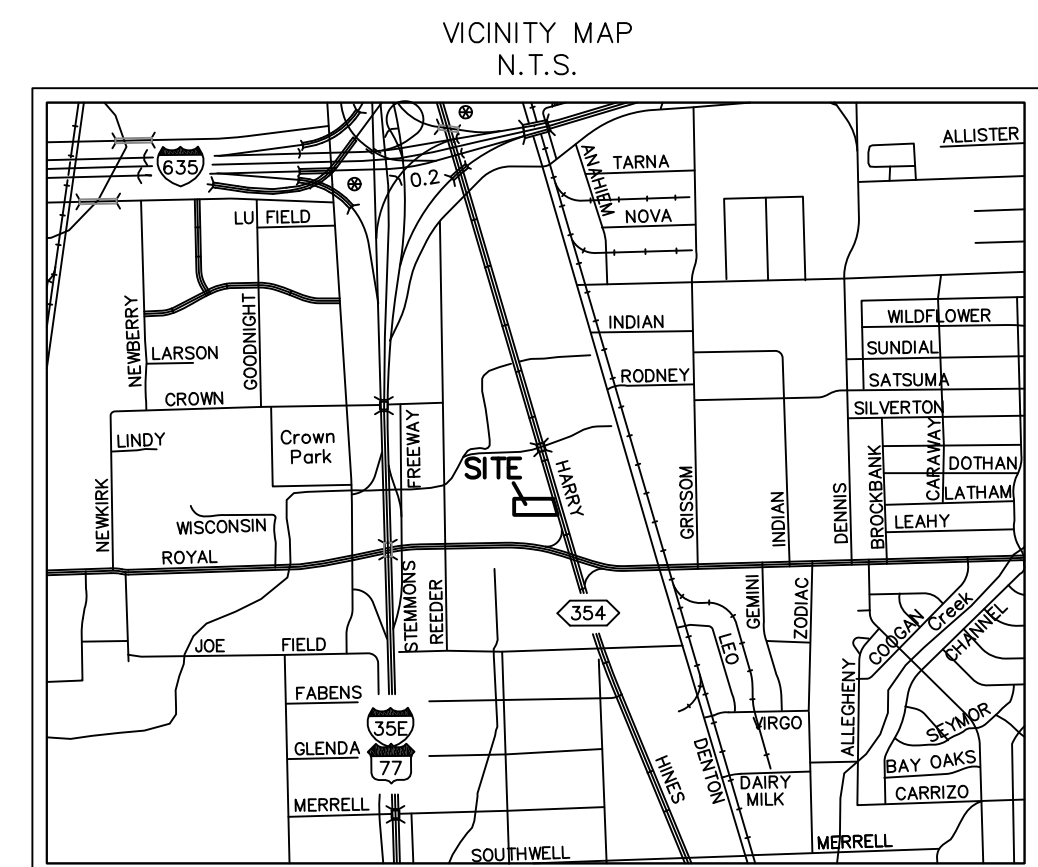


NOTES:  
 1. IRF - IRON ROD FOUND  
 2. BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.  
 3. 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.  
 4. CORDS, DALLAS COUNTY, TEXAS.  
 5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.  
 6. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
 7. STRUCTURES TO BE REMOVED  
 8. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND

LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	STREET CENTERLINE



OWNER'S CERTIFICATE:

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

WHEREAS AFWS PROPERTIES LLC IS THE SOLE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.B. SHADE SURVEY, ABSTRACT NO. 1390, PART OF CITY BLOCK 6563, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO AFWS PROPERTIES LLC, BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201700317740, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID AFWS TRACT (INST. NO. 201700317740), SAME BEING IN THE SOUTHWEST RIGHT OF WAY LINE OF HARRY HINES BOULEVARD (164 FOOT RIGHT OF WAY), SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AFWS PROPERTIES, LLC BY DEED RECORDED IN INSTRUMENT NO. 201300276887, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK E/6563, ROBERT W. BURNS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72091, PAGE 2225, DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE SOUTH 14 DEG. 19 MIN. 03 SEC. EAST, ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SAID HARRY HINES BOULEVARD, A DISTANCE OF 62.32 FEET TO AN "X" CUT FOUND IN CONCRETE, BEING THE SOUTHEAST CORNER OF SAID AFWS PROPERTIES LLC TRACT (INST. NO. 201700317740), SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES A. HAYES AND CURTIS W. HAYES BY DEED RECORDED IN VOLUME 94091, PAGE 1754, SAID DEED RECORDS;

THENCE NORTH 89 DEG. 25 MIN. 57 SEC. WEST, ALONG THE COMMON LINE OF SAID AFWS TRACT (INST. NO. 201700317740) AND SAID HAYES TRACT, PASSING AT A DISTANCE OF 120.42 FEET THE NORTHWEST CORNER OF SAID HAYES TRACT, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF 2581 ROYAL, A SERIES OF SH ROYAL, LLC, BY DEED RECORDED IN INSTRUMENT NO. 201200108534, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID AFWS TRACT (INST. NO. 201700317740) AND SAID 2581 ROYAL TRACT, A TOTAL DISTANCE OF 194.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID AFWS PROPERTIES LLC TRACT (INST. NO. 201700317740), SAME BEING AN INTERNAL CORNER OF SAID 2581 ROYAL TRACT;

THENCE NORTH 00 DEG. 11 MIN. 27 SEC. WEST, ALONG THE COMMON MOST WESTERLY EAST LINE OF SAID 2581 ROYAL TRACT, A DISTANCE OF 60.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER BEING THE NORTHWEST CORNER OF SAID AFWS PROPERTIES LLC TRACT (INST. NO. 201700317740), SAME BEING IN THE SOUTH LINE OF AFORESAID AFWS PROPERTIES, LLC TRACT (INST. NO. 201300276887);

THENCE SOUTH 89 DEG. 23 MIN. 56 SEC. EAST ALONG THE COMMON LINE OF SAID AFWS PROPERTIES, LLC TRACT (INST. NO. 201300276887), AND SAID AFWS PROPERTIES, LLC TRACT (INST. NO. 201300276887) A DISTANCE OF 179.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,253 SQUARE FEET OR 0.258 ACRES OF LAND.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

TIMOTHY R. MANKIN DATE  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:  
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/14 Community Panel No. 48113C0170K subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

OWNER'S DECLARATION:

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AFWS PROPERTIES, LLC, ACTING BY AND THROUGH ITS AUTHORIZED AGENT, TONY NGUYEN, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS T NGUYEN ADDITION AN 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 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 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 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 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, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
 TONY NGUYEN, (OWNER)

STATE OF TEXAS:  
 COUNTY OF BOWIE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TONY NGUYEN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

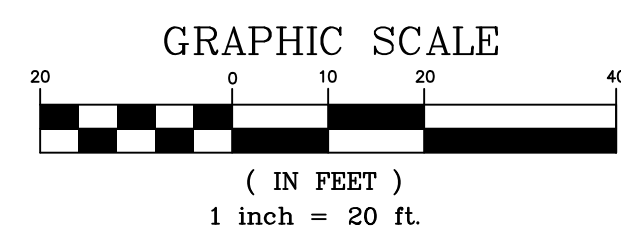
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY

LEGEND	
O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. -	MAP RECORDS, DALLAS COUNTY, TEXAS
IRF -	IRON ROD FOUND
INST. NO. -	INSTRUMENT NUMBER
VOL. -	VOLUME
PG. -	PAGE
1/2" IRF -	1/2 INCH IRON ROD FOUND
IPF -	IRON PIPE FOUND
FND. -	FOUND

OWNER:  
 TONY NGUYEN  
 11415 HARRY HINES BLVD  
 DALLAS, TEXAS 75229  
 817-881-8098

JOB NO.:	18-1025		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE:	12/4/2018					1
FIELD DATE:	11/28/2018					OF
SCALE:	1" = 20'					
FIELD:						
DRAWN:	N.T.K.					1
CHECKED:	T.R.M.					
		tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977				

PRELIMINARY PLAT  
 T NGUYEN ADDITION  
 LOT 1, BLOCK E/6563  
 BEING 0.258 ACRES OUT OF CITY BLOCK 6563  
 J.B. SHADE SURVEY, ABSTRACT NO. 1390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S189-102  
 ENGINEERING PLAN NO. \_\_\_\_\_



LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE
	POWER POLE		TELEPHONE MANHOLE
	DOWN GUY		WATER VALVE
	S.S. MANHOLE		CONCRETE
	CLEAN OUT		GAS MANHOLE
			BOLLARD
			VAULT
			COVERED AREA
			A/C PAD
			SIGN
			LIGHT POLE
			TYPICAL FENCE

