

OWNER'S CERTIFICATE:

STATE OF TEXAS)(COUNTY OF DALLAS)(

WHEREAS Thung Van Tran is the sole owner of that certain 0.928 acre tract of land situated in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, and being all of that certain tract of land to Thung Van Tran, by Special Warranty Deed recorded in Volume 93230, Page 833, Deed Records, Dallas County, Texas, and being all of Lots 6, 7, 8, 9 and 10, Block 2/6124, Joe Demaggio Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 177, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the east corner of said Lot 10, same being the north corner of Lot 11, said Joe Demaggio Addition, same being the south corner of Lot 1, said Joe Demaggio Addition, same being the east corner of Lot 2, said Joe Demaggio Addition;

THENCE North 42 deg. 04 min. 02 sec. East, along the common line of said Lots 10, 9, 8, 7, 6, and said Lot 1, a distance of 168.01 feet to a 1/2 inch iron rod found for the north corner of said Lot 6, same being the east corner of said Lot 1, same being in the southwesterly line of that certain tract of land to Dallas Area Rapid Transit, by deed recorded in Volume 88083, Page 4905, aforesaid Deed Records (formerly Texas Trunk Railroad Company and Southern Pacific Railroad);

THENCE South 89 deg. 09 min. 27 sec. East, along the common line of said Lot 6, and said Dallas Area Rapid Transit, passing at a distance of 210.15 feet a 1/2 inch iron rod found for the north corner of an Easement for Street Purposes to City of Dallas, as recorded in Volume 109, Page 1184, said Deed Records, and continuing a total distance of 223.37 feet to a point for the east corner of said Lot 6, same being the east corner of said Easement for Street Purposes, same being in the northwesterly right-of-way line of Dixon Avenue (a 40' right-of-way at this point);

THENCE South 42 deg. 04 min. 02 sec. West, along the common line of said Lots 6, 7, 8, 9 and 10, and the northwesterly right-of-way line of said Dixon Avenue, a distance of 313.01 feet to a point for the south corner of said Lot 10, same being the south corner of an Easement to City of Dallas for the Passage of Vehicular and Pedestrian Traffic, as recorded in Volume 75053, Page 458, said Deed Records, same being the east corner of aforesaid Lot 11;

THENCE North 48 deg. 41 min. 01 sec. West, along the common line of said Lot 10, and said Lot 11, passing at a distance of 10.06 feet a 1/2 inch iron rod found for the west corner of said Easement to City of Dallas, and continuing along the common line of said Lot 10, and said Lot 11, a total distance of 168.01 feet to the POINT OF BEGINNING and containing 40,405 square feet or 0.928 acre of computed land, more or less.

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 ENGINEERS AND LAND SURVEYORS, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

OWNER'S DEDICATION:

STATE OF TEXAS)(COUNTY OF DALLAS)(

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THUNG VAN TRAN, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **UNCLE LEE 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).

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 _____, 2020.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

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 _____, 2020.

BY: _____
THUNG VAN TRAN, OWNER

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THUNG VAN TRAN, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR _____ COUNTY

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.

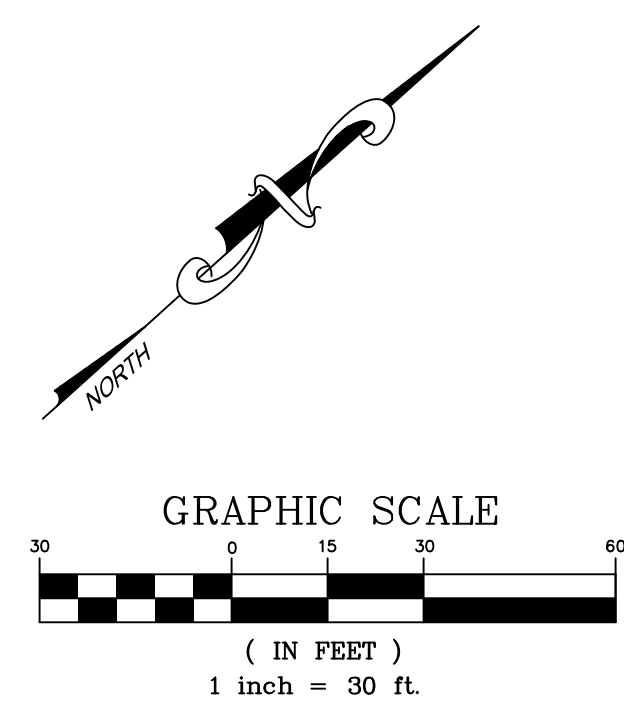
- NOTES:**
- BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - 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.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM 5 LOTS

LINETYPE TABLE

—	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
— · — · —	BUILDING LINE
— · — · — · —	STREET CENTERLINE
— · — · — · — · —	500' CONTOUR LINE
— · — · — · — · — · —	OHU OVERHEAD SERVICE LINE
— · — · — · — · — · — · —	SEWER LINE
— · — · — · — · — · — · — · —	TRANSMISSION LINE
— · — · — · — · — · — · — · — · —	STORM LINE
— · — · — · — · — · — · — · — · — · —	WATER LINE

LEGEND

O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. —	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. —	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO. —	INSTRUMENT NUMBER
1/2" IRS —	1/2" IRON ROD WITH "PEISER & MANKIN SURV" "RPLS 6122" RED PLASTIC CAP SET
IRF —	IRON ROD FOUND
VOL. —	VOLUME
PG. —	PAGE



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TELEPHONE MANHOLE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		TYPICAL FENCE		POWER POLE
	DOWN GUY		TRANSFORMER PAD		CONCRETE		SWB MANHOLE
	S.S. MANHOLE		ELECTRIC METER		GAS MANHOLE		BOLLARD
	CLEAN OUT		STORM DRAIN MANHOLE		VAULT		COVERED AREA
			HANDICAP SPACE		A/C PAD		

OWNER:

THUNG VAN TRAN
3839 DIXON AVENUE
DALLAS, TEXAS 75210
214-701-5190

JOB NO.: 19-0415	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 08/07/2019					1
FIELD DATE: 08/07/2019					OF
SCALE: 1" = 30'					
FIELD: A.R.M.					
DRAWN: N.T.K.					
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		