

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Texas Pride Tree Services, LLC, is the sole owner of a tract of land located in the ROBINSON T. SMITH SURVEY, Abstract No. 1376, City of Dallas, Dallas County, Texas, and being part of Block 8/8617 of Fruitdale Acres according to the plat thereof as recorded in Volume 3, Page 4, Plat Records, Dallas County, Texas, and being all of a tract of land conveyed from Carlos Alvarado and Gloria Alvarado to Texas Pride Tree Services, LLC, by General Warranty Deed in Instrument No. 201900048128, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the West corner of said tract of land conveyed to Texas Pride Tree Services, LLC and at the South corner of the remainder of a tract of land conveyed to Dragrop Corporation DBA Roppolo Properties, by deed as recorded in Volume 200317, Page 8544, Deed Records, Dallas County, Texas, and on the Northeastly line of Balch Drive (36' R.O.W.), and a 1/2 inch iron rod found at the intersection of the Southeastly line of Wilhurl Drive and the Northeastly line of Balch Drive bears North 30 degrees 35 minutes 34 seconds West, a distance of 206.67 feet;

THENCE, North 60 degrees 15 minutes 23 seconds East, with the Northeastly line of said tract of land conveyed to Texas Pride Tree Services, LLC, to a distance of 193.20 feet to a 1/2 inch iron rod and cap stamped "By-Line" set at the North corner of said tract of land conveyed to Texas Pride Tree Services, LLC and the East corner of said Roppolo Properties tract and on the Southwestly line of a called 1.857 acre tract of land conveyed to Victoria Beamer Thomas, by deed as recorded in Volume 82235, Page 1130, Deed Records, Dallas County, Texas, and from which a 4 inch metal fence post found for witness bears South 23 degrees 14 minutes 09 seconds West, a distance of 0.57 feet;

THENCE, South 30 degrees 28 minutes 24 seconds East, with the Northeastly line of said tract of land conveyed to Texas Pride Tree Services, LLC and with the Southwestly line of said 1.857 acre tract, a distance of 93.66 feet to a 5/8 inch iron rod found at the East corner of said tract of land conveyed to Texas Pride Tree Services, LLC and at the North corner of a tract of land conveyed to Maria Luz Martinez-Chavez, by deed as recorded in Clerk's File No. 201000223843, Official Public Records, Dallas County, Texas;

THENCE, South 60 degrees 15 minutes 23 seconds West, with the Southeastly line of said tract of land conveyed to Texas Pride Tree Services, LLC and the Northwestly line of said Maria Luz Martinez-Chavez tract, a distance of 193.20 feet to an "X" found cut in concrete at the South corner of said tract of land conveyed to Texas Pride Tree Services, LLC and the West corner of said Maria Luz Martinez-Chavez tract and on the Northeastly line of Balch Drive, and from which a 1/2 inch iron rod found at the intersection of the Northeastly line of Linfield Drive and the Northeastly line of Balch Drive and the South line of said Block 8 bears South 30 degrees 32 minutes 18 seconds East, a distance of 93.44 feet and South 30 degrees 28 minutes 43 seconds East, a distance of 186.98 feet;

THENCE, North 30 degrees 28 minutes 24 seconds West, with the Southwestly line of said tract of land conveyed to Texas Pride Tree Services, LLC and the Northeastly line of Balch Drive, a distance of 93.66 feet to the POINT OF BEGINNING and CONTAINING 0.42 acres of land.

STATE OF TEXAS
COUNTY OF _____

That I, Wayne Beets, II, 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.

This _____ day of _____, 2019.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Wayne Beets, II
Registered Professional Land Surveyor No. 6039

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Wayne Beets, II, Registered Public Land Surveyor No. 6039, State of Texas, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TEXAS PRIDE TREE SERVICES, LLC, acting by and through its duly authorized agent JUMANA FABIEN does hereby adopt this plat, designating the herein described property as REPLAT OF PART OF BLOCK 8/8617 OF FRUITDALE ACRES, an addition to the City of Dallas, Dallas County, Texas, and do 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 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 need 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 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 County, Texas, this _____ day of _____, 2019.

TEXAS PRIDE TREE SERVICES, LLC

Name: JUMANA FABIEN
Title: _____

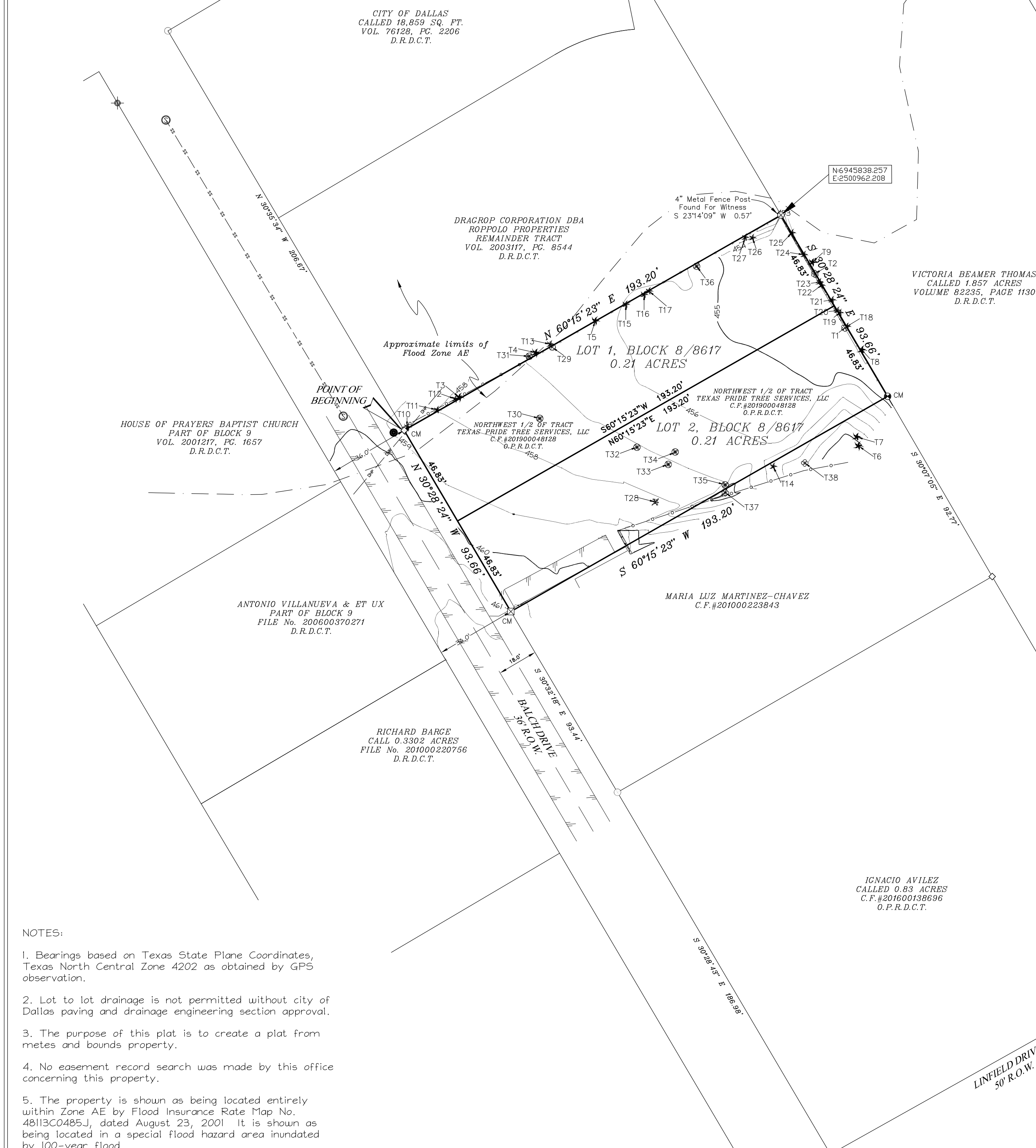
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared JUMANA FABIEN, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

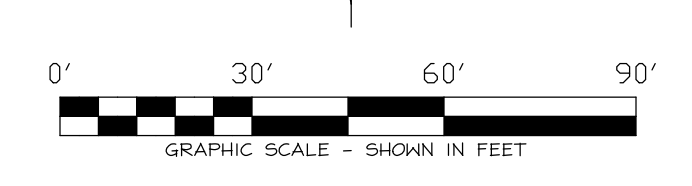
Notary Public in and for the State of Texas

My Commission expires: _____



- NOTES:
- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
 - Lot to lot drainage is not permitted without city of Dallas paving and drainage engineering section approval.
 - The purpose of this plat is to create a plat from metes and bounds property.
 - No easement record search was made by this office concerning this property.
 - The property is shown as being located entirely within Zone AE by Flood Insurance Rate Map No. 48113C0485J, dated August 23, 2001. It is shown as being located in a special flood hazard area inundated by 100-year flood.

TREE TABLE		
TREE SIZE	COMMON	SCIENTIFIC
T1	6" RED CEDAR	JUNIPERUS VIRGINIANA
T2	6" RED CEDAR	JUNIPERUS VIRGINIANA
T3	6" ELM	ULMUS AMERICANA
T4	12" ELM	ULMUS AMERICANA
T5	16" ELM	ULMUS AMERICANA
T6	10" ELM	ULMUS AMERICANA
T7	8" ELM	ULMUS AMERICANA
T8	24" ELM	ULMUS AMERICANA
T9	14" ELM	ULMUS AMERICANA
T10	6" HACKBERRY	CELTIS OCCIDENTALIS
T11	14" HACKBERRY	CELTIS OCCIDENTALIS
T12	6" HACKBERRY	CELTIS OCCIDENTALIS
T13	12" HACKBERRY	CELTIS OCCIDENTALIS
T14	30" HACKBERRY	CELTIS OCCIDENTALIS
T15	18" HACKBERRY	CELTIS OCCIDENTALIS
T16	6" HACKBERRY	CELTIS OCCIDENTALIS
T17	20" HACKBERRY	CELTIS OCCIDENTALIS
T18	12" HACKBERRY	CELTIS OCCIDENTALIS
T19	6" HACKBERRY	CELTIS OCCIDENTALIS
T20	10" HACKBERRY	CELTIS OCCIDENTALIS
T21	12" HACKBERRY	CELTIS OCCIDENTALIS
T22	10" HACKBERRY	CELTIS OCCIDENTALIS
T23	10" HACKBERRY	CELTIS OCCIDENTALIS
T24	14" HACKBERRY	CELTIS OCCIDENTALIS
T25	6" HACKBERRY	CELTIS OCCIDENTALIS
T26	6" HACKBERRY	CELTIS OCCIDENTALIS
T27	14" HACKBERRY	CELTIS OCCIDENTALIS
T28	14" MULBERRY	MORUS RUBRA
T29	14" POST OAK	QUERCUS STELLATA
T30	20" PECAN	CARYA ILLINOENSIS
T31	24" PECAN	CARYA ILLINOENSIS
T32	20" PECAN	CARYA ILLINOENSIS
T33	12" PECAN	CARYA ILLINOENSIS
T34	20" PECAN	CARYA ILLINOENSIS
T35	10" PECAN	CARYA ILLINOENSIS
T36	16" PECAN	CARYA ILLINOENSIS
T37	14" SYCAMORE	PLATANUS OCCIDENTALIS
T38	6" SYCAMORE	PLATANUS OCCIDENTALIS
T39	10" PECAN	CARYA ILLINOENSIS



LEGEND	
CM	CONTROLLING MONUMENT
⊗	"X" FOUND CUT IN CONCRETE
⊗	1/2" IRON ROD AND CAP
⊗	STAMPED "BY-LINE" SET
⊗	5/8" IRON ROD FOUND
⊗	3/8" IRON ROD FOUND
⊗	PK NAIL FOUND
⊗	1/2" IRON ROD FOUND
⊗	1/2" IRON PIPE FOUND
⊗	BOLLARD
⊗	SANSEW-LINE
⊗	PECAN TREE
⊗	CEDAR TREE
⊗	HACKBERRY TREE
⊗	ELM TREE
⊗	OAK TREE
⊗	MULBERRY
⊗	SYCAMORE
⊗	CHAINLINK_FENCE
⊗	ELECTRIC_LINE
⊗	BARB_WIRE_FENCE
⊗	WOOD_FENCE
⊗	ASPHALT

OWNER/DEVELOPER - TEXAS PRIDE TREE SERVICE, LLC
502 CHARLES DRIVE, IRVING, TX 75060
PHONE NUMBER: (469) 339-9594

PROJECT NAME:
REPLAT OF PART OF BLOCK 8/8617 OF FRUITDALE ACRES
ADDRESS: 4212 BALCH DRIVE, DALLAS, TX
ACREAGE: 0.42
ZONING: R-7.5(A) Single Family
PREPARED: 3/21/2019
BY-LINE JOB NO: 2019-186
SCALE: 1" = 30'
TECHNICIAN: TYB

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

PRELIMINARY REPLAT OF PART OF BLOCK 8/8617 OF FRUITDALE ACRES
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS
Being 0.42 acre of land out of the Robinson T. Smith Survey, Abstract No. 1376
CITY FILE NO. S189-171