



LEGEND
 R.O.W. RIGHT-OF-WAY
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. INSTRUMENT
 NO. NUMBER
 VOL. VOLUME
 PG. PAGE
 (CM) CONTROLLING MONUMENT
 FD. FOUND
 I.R. IRON ROD
 SQ. FT. SQUARE FEET

NOTES:
 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.

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS PSM Development LLC is the owner of 1.374 acres in City Block 7356, City of Dallas, Dallas County, Texas, situated in the WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 333, and being all of that same tract of land described in Warranty Deed to PSM Development LLC, recorded in Instrument No. 201900229419 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of La Prada Drive (a variable width right-of-way); said point being the northwest corner of Lot 1, Block C/7356 of Linda Terrace No. 2 Addition, an addition to the City of Dallas, Texas, recorded in Volume 87051, Page 2708 of the Deed Records of Dallas County, Texas;

THENCE N 00°49'00" W, along the east line of La Prada Drive, 212.50' to a 5/8" iron rod found at the southwest corner of that same tract of land described in Warranty Deed with Vendor's Lien to Shiloh Terrace Baptist Church, Dallas, Texas, recorded in Volume 99079, Page 3687 of the Deed Records of Dallas County, Texas;

THENCE N 89°54'32" E, along the south line of said Shiloh Terrace Baptist Church, Dallas, Texas property, 281.67' to a 5/8" iron rod found at the southwest corner of that same tract of land described in Warranty Deed to Dorothy Strange, recorded in Instrument No. 20080272495 of the Official Public Records of Dallas County, Texas, and the northwest corner of that same tract of land described in Warranty Deed with Vendor's Lien to Melvin C. Williamson and Wanda G. Williamson, recorded in Volume 99003, Page 7584 of the Deed Records of Dallas County, Texas;

THENCE S 00°49'00" E, along said Williamson property, at 100.00' passing a 60d nail found at the northwest corner of that same tract of land described in Warranty Deed as Tracts I and II to John Norman Carrara and Kathy F. Carrara, recorded in Volume 94173, Page 2644 of the Deed Records of Dallas County, Texas, and continuing along the west line of said Carrara property, a total distance of 212.50' to a 1/2" iron rod found at the northeast corner of Lot 1, Block C/7356 of the aforementioned Linda Terrace No. 2 Addition;

THENCE S 89°54'32" W, along the north line of said Lot 1, a distance of 281.67' to the Point of Beginning and containing 59,850 square feet or 1.374 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PSM DEVELOPMENT LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PSM ADDITION**, 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 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 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 at Dallas, Texas, this the ___ day of _____ 2020.
 PSM DEVELOPMENT LLC
 Yogesh Patel, Director

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Yogesh Patel, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 2020.

Notary Public in and for the State of Texas.

GENERAL NOTES:

- Bearings based on State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without Paving and Drainage Engineering Section approval.
- The purpose of this plat is to create 2 lots from 1.374 acres of unplatted land.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 on grid coordinate values, no scale and no projection.
- Set 5/8" iron rod with plastic cap stamped "RPLS 5111" at all new lot corners, unless noted otherwise.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document."
 SCOTT DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

PRELIMINARY PLAT
 PSM ADDITION
 LOTS 2 AND 3, BLOCK C/7356

AN ADDITION OF 1.374 ACRES IN CITY BLOCK 7356, SITUATED IN THE WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 333, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. 5190-123

BENCHMARK: City of Dallas Standard Water Department
 Benchmark set on concrete curb of storm sewer drop inlet on the southeast corner of the intersection of Maverick Avenue and Shiloh Road.
 Elev. 549.76

BENCHMARK: City of Dallas Standard Water Department
 Benchmark set on concrete curb at midpoint on the southeast corner of the intersection of Marimont Lane and Oates Drive.
 Elev. 558.40

BENCHMARK: Cut "x" in conc. drive 23.6' east of and 8.4' south of the southwest corner of subject property.
 Elev. 559.98

OWNER/DEVELOPER
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