

VICINITY MAP
NOT TO SCALE
MAPSCO PAGE 36-W

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT YNS SERVICES, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HIGH GROUND ON MUNGER**, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE 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.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2019.

YNS SERVICES, LLC
NAME:
TITLE:

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 LOTS.
- 2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
- 3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
- 4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5. EXISTING BUILDINGS TO BE DEMOLISHED (LABELED)

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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 212.1 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UP AS A FINAL SURVEY DOCUMENT.

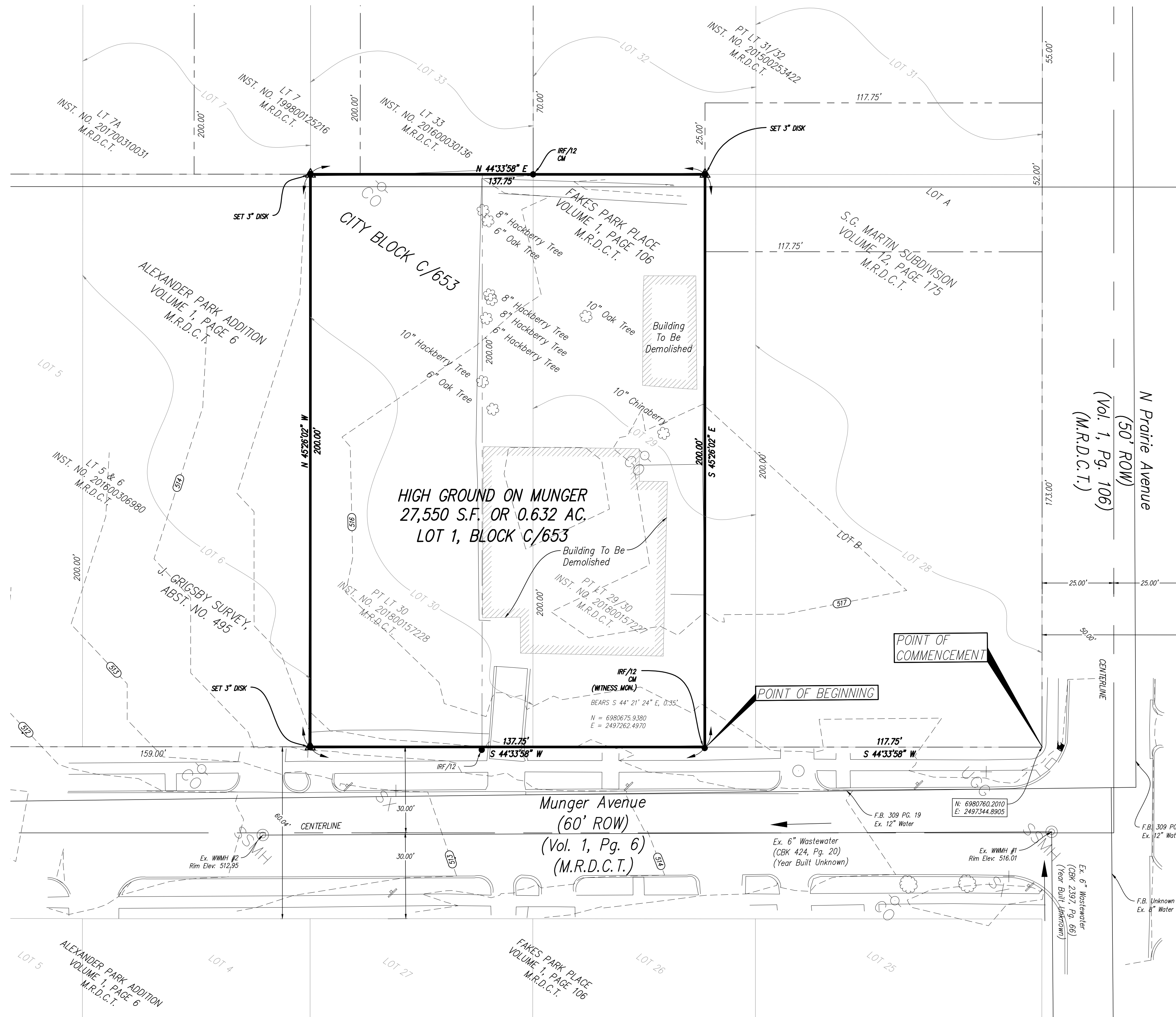
LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C03451, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special 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 statement shall not create liability on the part of the Surveyor.



Legend of Symbols & Abbreviations

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	● FPK	FOUND PK NAIL
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	● 1/2" IRF	1/2" IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	● 1/2" IPF	1/2" IRON PIPE FOUND
INST. NO.	INSTRUMENT NUMBER	● 1/2" IRS	1/2" IRON ROD WITH YELLOW CAP STAMPED "SQI 3664", SET
SQ.FT.	SQUARE FEET	▲ Set 3" Disk	3" ALUMINUM DISK STAMPED "HIGH GROUND ON MUNGER, RPLS 3664"
VOL./PG.	VOLUME/PAGE	CM	CONTROLLING MONUMENT
Ac.	ACRE		

Owner's Certificate
State of Texas
County of Dallas

Whereas YNS Services, LLC, is the Owner of a 0.632 acre tract of land situated in the J. Grigsby Survey, Abstract Number 495 in the City of Dallas, Dallas County, Texas, and being all of Lot 30 and part of Lot 29, Block C/653 of Fakes Park Place recorded in Volume 1, Page 106 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the North line of Munger Avenue (60' Right-of-Way recorded in Volume 1, Page 6) and the West line of Prairie Avenue (50' Right-of-Way recorded in Volume 1, Page 106 of the M.R.D.C.T.), and being the most Easterly corner of city Block C/653 of Fakes Park Place recorded in Volume 1, Page 106 of the Map Records of Dallas County, Texas;

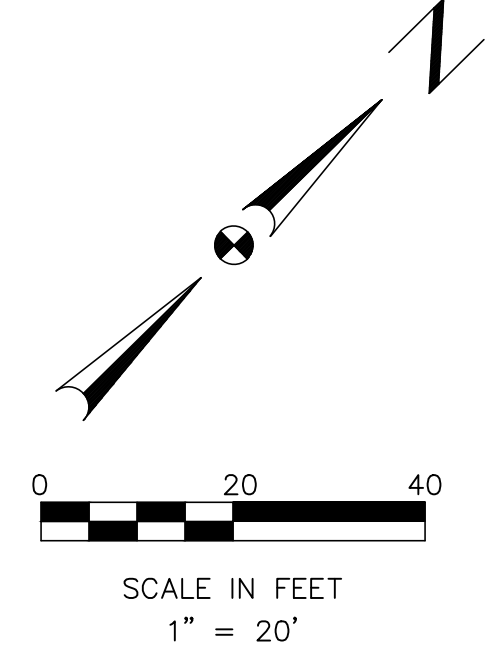
THENCE South 44 deg. 33 min. 58 sec. East, a distance of 117.75 feet, along the North line of Munger Avenue (60' Right-of-Way) to a point from which a 1/2" Iron Rod Found as witness monument bears South 44 deg. 21 min. 24 sec. East, a distance of 0.35 feet for the POINT OF BEGINNING;

THENCE South 44 deg. 33 min. 58" West, a distance of 137.75 feet, along the North line of Munger Avenue (60' Right-of-Way), same being the West 60 feet of Lot 29 and the East 17.75 feet of Lot 30 of said Fakes Park Place, to a 3" aluminum disk stamped "High Ground on Munger, RPLS 3664" set for corner;

THENCE North 45 deg. 26 min. 02 sec. West, a distance of 200.00 feet, along the Northeast line of Lot 6 of Alexander Park Addition, recorded in Volume 1, Page 6 of the Map Records Dallas County, Texas, same being the Southwest line of Lot 30 of said Fakes Park Place, to a 3" aluminum disk stamped "High Ground on Munger, RPLS 3664" set for corner;

THENCE North 44 deg. 33 min. 58 sec. East, a distance of 77.75 feet, to 1/2" Iron Rod Found at the intersection of Lots 29, 30, 32, and 33 of said Fakes Park Place, continuing for a total distance of 137.75 feet to a 3" aluminum disk stamped "High Ground on Munger, RPLS 3664" set for corner;

THENCE South 45 deg. 26 min. 02 sec. East, a distance of 200.00 feet, through Lot 29 of said Fakes Park Place to the POINT OF BEGINNING, and containing 27,550 square feet or 0.632 acres of land, more or less.



PRELIMINARY PLAT

HIGH GROUND ON MUNGER
LOT 1, BLOCK C/653
27,550 S.F. or 0.632 Ac.

BEING A REPLAT OF
PT OF LT 29 & ALL OF 30, BLOCK C/653
FAKES PARK PLACE
VOL. 1, PG. 106, M.R.D.C.T.
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SURVEYOR
Salcedo Group, Inc.
401 College Street
Grand Prairie, TX 75050
(214) 412-3122

OWNERS
YNS Services, LLC
7515 Lemmon Avenue, Hanger R
Dallas, TX 75209
214.350.0666

CITY PLAN FILE NUMBER S189-206

SGI SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS, 75050
PHONE: (214)-412-3122

05-10-19
SHEET 1 OF 1