



**ABBREVIATIONS**

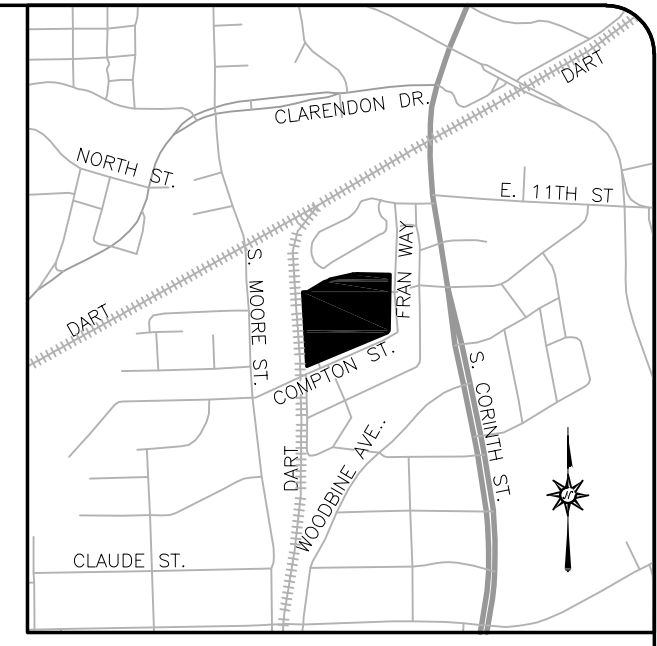
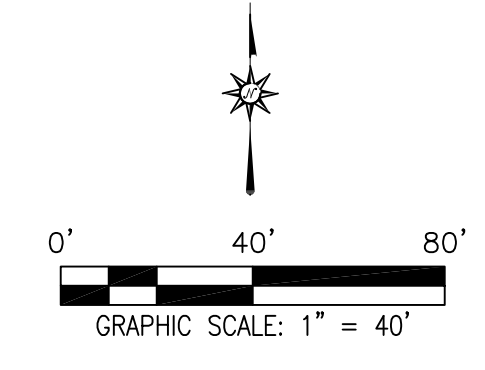
- P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- BLK. = BLOCK
- RM = RECORD MONUMENT
- CIRF = CAPPED 5/8" IRON ROD FOUND
- "ADAMS SURVEYING COMPANY LLC"
- IRF = IRON ROD FOUND
- RRSF = RAIL ROAD SPIKE FOUND
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- ESMT. = EASEMENT
- ◇ = STREET NAME CHANGE

**GENERAL NOTES**

- Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County, Texas..
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
- Coordinates shown are based on the Texas State Plane Coordinate System, Texas North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Easements shown herein are according to the Final Plat of SPHINX AT FIJI, PHASE TWO, as recorded in Instrument Number 201300187389, Official Public Records, Dallas County, Texas, unless otherwise noted.
- Private Right of Ways and Private Alleys shown herein were released by the City of Dallas according to Ordinance No. 31400, unless otherwise noted.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C2	25.00'	8.50'	8.46'	N 12°46'23" W	19°28'43"
C3	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C4	44.50'	48.21'	45.89'	N 28°00'09" E	62°04'19"
C5	258.00'	62.59'	62.43'	S 84°09'17" W	13°53'57"
C6	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C7	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C8	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C9	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C10	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C11	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C12	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C13	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C14	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C15	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C16	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C17	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C18	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C19	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C20	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C21	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C22	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C23	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C24	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"
C25	25.00'	8.50'	8.46'	N 84°09'17" E	13°53'56"

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 22°29'36" W	14.14'	L13	N 46°06'16" E	14.14'
L2	N 59°02'02" E	24.15'	L14	S 43°57'23" E	14.13'
L3	S 37°57'08" E	38.50'	L15	S 01°06'16" W	51.33'
L4	N 37°57'08" W	27.12'	L16	S 16°13'59" E	4.70'
L5	N 58°25'17" E	1.44'	L17	N 55°54'11" W	11.96'
L6	N 59°02'16" E	0.60'	L18	N 03°07'10" W	35.80'
L7	S 46°02'36" W	14.13'	L19	N 37°02'34" E	15.23'
L8	N 89°01'01" W	9.40'	L20	S 50°50'43" E	12.40'
L9	N 67°34'05" W	14.09'	L21	S 01°06'16" W	12.50'
L10	N 35°50'27" E	15.55'	L22	S 34°17'45" W	16.73'
L11	N 74°48'03" E	8.63'	L23	S 67°29'16" W	86.87'
L12	N 01°06'16" E	24.22'	L24	S 88°53'44" E	53.87'



**RECORD MONUMENTS**

- Record Monument 1**  
5/8-inch found capped iron rod stamped "ADAMS SURVEYING COMPANY LLC", being the southwest corner of Sphinx at Fiji, Phase Two, recorded in Instrument Number 201300187389, Official Public Records Dallas County, Texas.
- Record Monument 2**  
5/8-inch found capped iron rod stamped "ADAMS SURVEYING COMPANY LLC", being the northeast corner of Sphinx at Fiji, Phase Two, recorded in Instrument Number 201300187389, Official Public Records Dallas County, Texas, and the southeast corner of Lot 28, Block E/5914, Amending Plat Minor, Sphinx at Fiji Phase One recorded in Instrument Number 201000298018, Official Public Records Dallas County, Texas.

**REPLAT  
SPHINX AT FIJI  
PHASE TWO**

LOTS 1R-23R, BLOCK D/5914  
 LOTS 1R-26R, BLOCK E/5914  
 COMMON AREAS  
 A-R, B-R, C-R, D-R, E-R, F-R,  
 G-R, H-R, J-R, K-R, L-R, M-R,  
 N-R, P-R, Q-R, R-R, S-R  
 PRIVATE STREETS  
 TONGA STREET, FIJI STREET,  
 SPHINX STREET  
 PRIVATE ALLEYS  
 A, B, C

BEING A REPLAT OF  
 LOT 1-23, BLOCK D/5914 AND  
 LOTS 1-26, BLOCK E/5914,  
 COMMON AREAS A-H, J-N, AND P-S  
 FIJI STREET, TONGA STREET, SPHINX STREET, AND  
 3 VARIABLE WIDTH ALLEYS  
 SPHINX AT FIJI, PHASE TWO



**OWNER**  
See ownership list on Page 5

**SURVEYOR**  
Adams Surveying Company, L.L.C.  
1475 Richardson Drive, Suite 255  
Richardson, Texas 75080  
Contact: Paul Hubert  
Phone: (469) 317-0250

WILLIAM S BEATTY SURVEY, ABSTRACT NO. 57  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 1 OF 5

CITY PLAN FILE NUMBER S190-174  
 CITY ENGINEER FILE NO.  
 JUNE 4, 2020



OWNERS DEDICATION

Lot 8R, Block D/5914

By: Crystal G. Lofton
By: Crystal G. Lofton

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Crystal G. Lofton, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 9R, Block D/5914

By: Jaime M. Kowlessar
By: Jaime M. Kowlessar

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jaime M. Kowlessar, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 9R, Block D/5914

By: Carlene A. Kowlessar
By: Carlene A. Kowlessar

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Carlene A. Kowlessar, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 10R, Block D/5914

By: Lance Polvado
By: Lance Polvado

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lance Polvado, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 11R, Block D/5914

By: John Phan
By: John Phan

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Phan, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 12R, Block D/5914

By: Leticia R. Taylor
By: Leticia R. Taylor

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leticia R. Taylor, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

OWNERS DEDICATION

Lot 13R, Block D/5914

By: Wilhurt Investors LLC
By: Agent

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 14R, Block D/5914

By: Glenn W. Calvert
By: Glenn W. Calvert

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Glenn W. Calvert, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 15R, Block D/5914

By: Michael A. Vela
By: Michael A. Vela

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael A. Vela, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 16R, Block D/5914

By: Ann Marie Crawford
By: Ann Marie Crawford

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ann Marie Crawford, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 17R, Block D/5914

By: Oghenetekevwe Okobiah
By: Oghenetekevwe Okobiah

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Oghenetekevwe Okobiah, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 18R, Block D/5914

By: Frederich H. Hinton Jr.
By: Frederich H. Hinton Jr.

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frederich H. Hinton Jr., 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

OWNERS DEDICATION

Lot 19R, Block D/5914

By: Donyel Johnson
By: Donyel Johnson

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Donyel Johnson, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 20R, Block D/5914

By: Sherene Philip
By: Sherene Philip

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sherene Philip, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 21R, Block D/5914

By: Jeffrey Michael Savage
By: Jeffrey Michael Savage

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeffrey Michael Savage, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 22R, Block D/5914

By: Wilhurt Investors LLC
By: Agent

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 23R, Block D/5914

By: Jackson Henry LLC
By: Agent

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

OWNERS DEDICATION

Lot 1R, Block E/5914

By: Blair Property Holding-Series C LLC
By: Agent

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 2R, Block E/5914

By: Keisha R. Dunlap
By: Keisha R. Dunlap

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Keisha R. Dunlap, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 3R, Block E/5914

By: Joseph Skotnik
By: Joseph Skotnik

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joseph Skotnik, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 4R, Block E/5914

By: Tan M. Le
By: Tan M. Le

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tan M. Le, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

REPLAT

SPHINX AT FIJI PHASE TWO

LOTS 1R-23R, BLOCK D/5914
COMMON AREAS
A-R, B-R, C-R, D-R, E-R, F-R, G-R, H-R, J-R, K-R, L-R, M-R, N-R, P-R, Q-R, R-R, S-R
PRIVATE STREETS
TONGA STREET, FIJI STREET, SPHINX STREET
PRIVATE ALLEYS
A, B, C

BEING A REPLAT OF
LOT 1-23, BLOCK D/5914 AND
LOTS 1-26, BLOCK E/5914,
COMMON AREAS A-H, J-N, AND P-S
FIJI STREET, TONGA STREET, SPHINX STREET, AND
3 VARIABLE WIDTH ALLEYS
SPHINX AT FIJI, PHASE TWO

WILLIAM S BEATTY SURVEY, ABSTRACT NO. 57
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 5
CITY PLAN FILE NUMBER S190-174
CITY ENGINEER FILE NO.
JUNE 4, 2020



OWNER
See ownership list
on Page 5
SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080
Contact: Paul Hubert
Phone: (469) 317-0250

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TBPELS Firm Registration No. 10177500

OWNERS DEDICATION

Lot 1R, Block E/5914
By: Blair Property Holding-Series C LLC
Agent

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 2R, Block E/5914
By: Keisha R. Dunlap
Keisha R. Dunlap

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Keisha R. Dunlap, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 3R, Block E/5914
By: Joseph Skotnik
Joseph Skotnik

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joseph Skotnik, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 4R, Block E/5914
By: Tan M. Le
Tan M. Le

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tan M. Le, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 5R, Block E/5914
By: Estella T. Gregory
Estella T. Gregory

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Estella T. Gregory, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 6R, Block E/5914
By: Beth Marie Estevez Quintana
Beth Marie Estevez Quintana

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Beth Marie Estevez Quintana, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

OWNERS DEDICATION

Lot 6R, Block E/5914
By: Arturo Torres Irizarry
Arturo Torres Irizarry

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Arturo Torres Irizarry, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 7R, Block E/5914
By: Jeremy E. Fonteneaux
Jeremy E. Fonteneaux

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeremy E. Fonteneaux, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 8R, Block E/5914
By: Serdar Dogan
Serdar Dogan

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Serdar Dogan, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 8R, Block E/5914
By: Basak E. Dogan
Basak E. Dogan

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Basak E. Dogan, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 9R, Block E/5914
By: Jose Manuel Jimenez
Jose Manuel Jimenez

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jose Manuel Jimenez, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 10R, Block E/5914
By: Taylor J. Reed
Taylor J. Reed

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Taylor J. Reed, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

OWNERS DEDICATION

Lot 10R, Block E/5914
By: Taylor O. Jack
Taylor O. Jack

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Taylor O. Jack, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 11R, Block E/5914
By: Amy Mashburn
Amy Mashburn

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Amy Mashburn, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 12R, Block E/5914
By: Jeffrey M. Bauer
Jeffrey M. Bauer

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeffrey M. Bauer, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 13R, Block E/5914
By: Lateefah Wade
Lateefah Wade

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lateefah Wade, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 14R, Block E/5914
By: Maxx R. Nakwaasah
Maxx R. Nakwaasah

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Maxx R. Nakwaasah, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

OWNERS DEDICATION

Lot 15R, Block E/5914
By: Nina Norman
Nina Norman

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Nina Norman, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 16R, Block E/5914
By: Jo Ann Robles
Jo Ann Robles

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matthew Berger, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 17R, Block E/5914
By: Danielle Wilson
Danielle Wilson

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Danielle Wilson, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

Lot 18R, Block E/5914
By: Matthew John Oldham
Matthew John Oldham

STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matthew John Oldham, 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 consideration therein expressed.
GIVEN UNDER MY HAND SEAL OF OFFICE this the ... of ... 2020.
My commission expires ... Notary Public, State of Texas

REPLAT

SPHINX AT FIJI PHASE TWO

LOTS 1R-23R, BLOCK D/5914
LOTS 1R-26R, BLOCK E/5914
COMMON AREAS
A-R, B-R, C-R, D-R, E-R, F-R, G-R, H-R, J-R, K-R, L-R, M-R, N-R, P-R, Q-R, R-R, S-R
PRIVATE STREETS
TONGA STREET, FIJI STREET, SPHINX STREET
PRIVATE ALLEYS
A, B, C

BEING A REPLAT OF
LOT 1-23, BLOCK D/5914 AND
LOTS 1-26, BLOCK E/5914,
COMMON AREAS A-H, J-N, AND P-S
FIJI STREET, TONGA STREET, SPHINX STREET, AND
3 VARIABLE WIDTH ALLEYS
SPHINX AT FIJI, PHASE TWO

WILLIAM S BEATTY SURVEY, ABSTRACT NO. 57
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 4 OF 5

CITY PLAN FILE NUMBER S190-174
CITY ENGINEER FILE NO.
JUNE 4, 2020



Adams Surveying Company, LLC

TBPELS Firm Registration No. 10177500

OWNER See ownership list on Page 5

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080
Contact: Paul Hubert
Phone: (469) 317-0250

COPYRIGHT 2020

OWNERS DEDICATION

Lot 18R, Block E/5914

By: Kelli Starr Oldham

By: Kelli Starr Oldham

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kelli Starr Oldham, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 19R, Block E/5914

By: Tiffany Phoebe Chan

By: Tiffany Phoebe Chan

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tiffany Phoebe Chan, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 20R, Block E/5914

By: Amarachi Nwabundo Oji

By: Amarachi Nwabundo Oji

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Amarachi Nwabundo Oji, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 21R, Block E/5914

By: Roxanna Franco

By: Roxanna Franco

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roxanna Franco, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 22R, Block E/5914

By: Jhoena Martinez

By: Jhoena Martinez

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jhoena Martinez, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 22R, Block E/5914

By: Omar Munoz

By: Omar Munoz

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Omar Munoz, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

OWNERS DEDICATION

Lot 23R, Block E/5914

By: Demond Fernandez

By: Demond Fernandez

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Demond Fernandez, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 24R, Block E/5914

By: Carlos Antonio Alba

By: Carlos Antonio Alba

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Carlos Antonio Alba, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 25R, Block E/5914

By: Adil S. Ahmed

By: Adil S. Ahmed

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Adil S. Ahmed, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 25R, Block E/5914

By: Wardah Mustaq Awan-Ahmed

By: Wardah Mustaq Awan-Ahmed

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Wardah Mustaq Awan-Ahmed, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Lot 26R, Block E/5914

By: Jennifer Taylor

By: Jennifer Taylor

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jennifer Taylor, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Common Areas: A-R, B-R, C-R, D-R, E-R, F-R, G-R, H-R, J-R, K-R, L-R, M-R, N-R, P-R, Q-R, R-R, S-R; Private Streets: Tonga Street, Fiji Street, Sphinx Street; Private Alleys: A, B, and C

By: SPHINX AT FIJI HOME OWNERS ASSOCIATION

By: AGENT

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas

Table with columns: BLOCK, LOT, OWNERSHIP, INSTRUMENT #, ADDRESS. Lists various lots and owners from D/5914 to E/5914.

SURVEYOR'S STATEMENT

I, Paul Hubert, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2020.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Paul Hubert, Registered Professional Land Surveyor, 1942

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul Hubert, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2020.

My commission expires \_\_\_\_\_ Notary Public, State of Texas



Adams Surveying Company, LLC

TBPELS Firm Registration No. 10177500 COPYRIGHT 2020

Table with columns: BLOCK D/5914, LOT, SQ. FT., ACREAGE. Lists lots 1R through 12R and common areas A-R through J-R.

REPLAT

SPHINX AT FIJI PHASE TWO

LOTS 1R-23R, BLOCK D/5914
LOTS 1R-26R, BLOCK E/5914

COMMON AREAS
A-R, B-R, C-R, D-R, E-R, F-R, G-R, H-R, J-R, K-R, L-R, M-R, N-R, P-R, Q-R, R-R, S-R

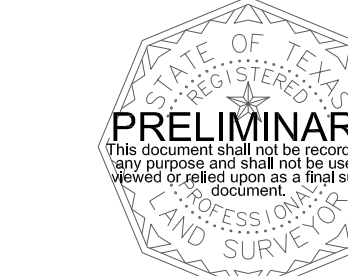
PRIVATE STREETS
TONGA STREET, FIJI STREET, SPHINX STREET
PRIVATE ALLEYS
A, B, C

BEING A REPLAT OF
LOT 1-23, BLOCK D/5914 AND
LOTS 1-26, BLOCK E/5914,
COMMON AREAS A-H, J-N, AND P-S
FIJI STREET, TONGA STREET, SPHINX STREET, AND
3 VARIABLE WIDTH ALLEYS
SPHINX AT FIJI, PHASE TWO

WILLIAM S BEATTY SURVEY, ABSTRACT NO. 57
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 5 OF 5

CITY PLAN FILE NUMBER S190-174
CITY ENGINEER FILE NO.
JUNE 4, 2020



OWNER
See ownership list on Page 5
SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080
Contact: Paul Hubert
Phone: (469) 317-0250