



**LEGEND**

.....	PROPERTY LINE
.....	PLAT LOT LINE
.....	BUILDING
IRF	IRON ROD FOUND
ADS	ALUMINUM DISK WITH "RLG INC CHA" SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE

**GENERAL NOTES:**

- Bearings and coordinates are based on Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.
- Controlling Monuments: as shown.
- Lot-to-lot drainage will not be permitted without Engineering Section approval.
- The purpose of this plat is to combine part of Lots 6 & 7 into one lot as previously subdivided by metes and bounds.
- No structures exist on the subject tract.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Whereas HARVEY MINERAL PARTNERS LP is the owner of a tract or parcel of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being part of Lots 6 & 7, Block 7/708, College Hill Addition, an addition to the city of Dallas, according to the plat recorded in Volume 93, Page 194, Deed Records, Dallas County, Texas (DRDCT), being all of a tract of land described in a Warranty Deed to Harvey Mineral Partners, LP, recorded in Instrument Number 201200340816, Official Public Record, Dallas County, Texas (OPRDCT), and being more particularly described as follows:

COMMENCING at an aluminum disk stamped "OFF-TLC, RPLS 5310" found in the southeast right-of-way line of Bryan Street (an 80' right of way, as created by Volume 93, Page 194, DRDCT), for the west corner of Lot 2A, Block 9/730, OFF-TLC Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 20080289350, OPRDCT;

THENCE South 44° 24' 28" West, along the common line between said Bryan Street and said Block 9/730, a distance of 181.76 feet to a point, from which an aluminum disk stamped "RLG INC" bears South 44° 24' 28" West, a distance of 748.74 feet;

THENCE North 45° 35' 32" West, over and across said Bryan Street, a distance of 80.00 feet to an aluminum disk stamped "CHA & RLG INC" set in the northwest right-of-way line of said Bryan Street and the southeast line of said Lot 7, Block 7/708, College Hill Addition, for the south corner of said Harvey Mineral Partners LP tract and the east corner of a tract of land described in a Special Warranty Deed to Jimmy's Food Store Land Holdings, INC, recorded in Volume 2002250, Page 7098, OPRDCT, and the POINT OF BEGINNING;

THENCE North 45° 35' 32" West, along the common line between said Harvey Mineral Partners LP tract and said Jimmy's Food Store Land Holdings, INC tract, passing at a distance of 121.50 feet the north corner of said Jimmy's Food Store Land Holdings, Inc tract and a tract of land described in a Special Warranty Deed to Tomaino Properties, LP recorded in Instrument No. 200600227192, OPRDCT (Tract B), and continuing a total distance of 175.00 feet to an aluminum disk stamped "CHA & RLG INC" set for corner in the southeast right-of-way line of a 10' alley (as created by Volume 128, Page 382, DRDCT), for the west corner of said Harvey Mineral Partners LP tract;

THENCE North 44° 07' 51" East, along the common line between said Harvey Mineral Partners LP tract and said 10' alley, a distance of 65.66 feet to an aluminum disk stamped "CHA & RLG INC" set for the east corner of said Harvey Mineral Partners LP tract and the west corner of a tract of land described in a Warranty Deed to Missionary Church of the Disciples of Jesus Christ, recorded in Volume 99035, Page 2503, DRDCT, from which a found 3/8 inch iron rod bears North 24° 43' 31" East a distance of 0.58 feet;

THENCE South 45° 35' 32" East, along the common line between said Harvey Mineral Partners LP tract and said Missionary Church of the Disciples of Jesus Christ tract, a distance of 175.00 feet to an aluminum disk stamped "CHA & RLG INC" set for corner in the northwest right-of-way line of said Bryan Street, the east corner of said Harvey Mineral Partners LP tract and the south corner of said Missionary Church of the Disciples of Jesus Christ tract;

THENCE South 44° 07' 51" West, along the common line between said Harvey Mineral Partners LP tract and said Bryan Street, a distance of 65.66 feet to the POINT OF BEGINNING and containing 11,490 square feet or 0.2638 acres, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HARVEY MINERAL PARTNERS LP, acting by and through their duly authorized agents, do hereby adapt this plat, designating the herein described property as CHA, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Owner: HARVEY MINERAL PARTNERS LP

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Brian R. Wade, 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 \_\_\_\_\_, 2019.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Brian R. Wade  
 Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian R. 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
 CHA  
 LOT 7R, BLOCK 7/708  
 REPLAT**

**OF  
 PART OF LOTS 6 & 7, BLOCK 7/708  
 COLLEGE HILL ADDITION  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S189-276  
 ENGINEERING PLAN NO. 311T-\_\_\_\_\_**

SCALE: 1" = 20' DATE: 07-11-2019

OWNER:	HARVEY MINERAL PARTNERS LP	SURVEYOR:	RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75225 214-883-6644 rig@rlginc.com TX PE REC #P-493 TBPLS REC #100341-00
SHEET	1 OF 1	RECORDED	INST# -
JOB NO.	1911.070	E-FILE	1911.070RP.dwg
DWG NO.	27149W		

