

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Hai Nguyen is the sole owner of a 25,650 square foot tract of land situated in the John B. Richards Survey, Abstract No. 1192, City of Dallas Block 6880, Dallas County, Texas, being that tract of land conveyed to said Hai Nguyen, by General Warranty Deed recorded in Instrument No. 202000051005, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEIGNING at a 1/2 inch iron rod set with a 3-1/4 inch Aluminum Disk Stamped "NE" and "RPLS 5513" for corner, said corner being the intersection of the Southeast Right-of-Way line of Ripple Road (variable width Right-of-Way), and the Southwest Right-of-Way line of Barree Street (30 foot Right-of-Way, Volume 85011, Page 4525, Deed Records, Dallas County, Texas;

THENCE North 58 degrees 16 minutes 31 seconds East, along the Southeast Right-of-Way line of said Ripple Road, a distance of 150.00 feet to a 1/2 inch iron rod set with a 3-1/4 inch Aluminum Disk Stamped "NE" and "RPLS 5513" for corner, said corner being the West corner of that tract of land conveyed to Anderson Miller, by deed recorded in Volume 2620, Page 224, Deed Records, Dallas County, Texas;

THENCE South 31 degrees 41 minutes 21 seconds East, along the Southwest line of said Miller tract, a distance of 171.00 feet to a 1/2 inch iron rod set with a 3-1/4 inch Aluminum Disk Stamped "NE" and "RPLS 5513" for corner, said corner being the South corner of said Miller tract, and being on the Northwest line of that tract of land conveyed to Jessica Garcia, by deed recorded in Instrument No. 202000051005, Official Public Records, Dallas County, Texas;

THENCE South 58 degrees 16 minutes 31 seconds West, along the Northwest line of said Garcia tract, a distance of 150.00 feet to a 1/2 inch iron rod set with a 3-1/4 inch Aluminum Disk Stamped "NE" and "RPLS 5513" for corner, said corner being in the Southwest Right-of-Way line of said Barree Street, and being on the Northeast line of Lot 10, Block C/6881, Chesterfield Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 67127, Page 480, Deed Records, Dallas County, Texas;

THENCE North 31 degrees 41 minutes 21 seconds West, along the Southwest Right-of-Way line of said Barree Street, a distance of 171.00 feet to the POINT OF BEGINNING, and containing 25,650 square feet or 0.589 of an acre of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hai Nguyen, does hereby adopt this plat, designating the herein described property as **NGUYEN ESTATES**, 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.

BY: \_\_\_\_\_  
Hai Nguyen

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Hai Nguyen known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he/she 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 Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connally, 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.  
**RELEASED FOR REVIEW ON 07/07/2020. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

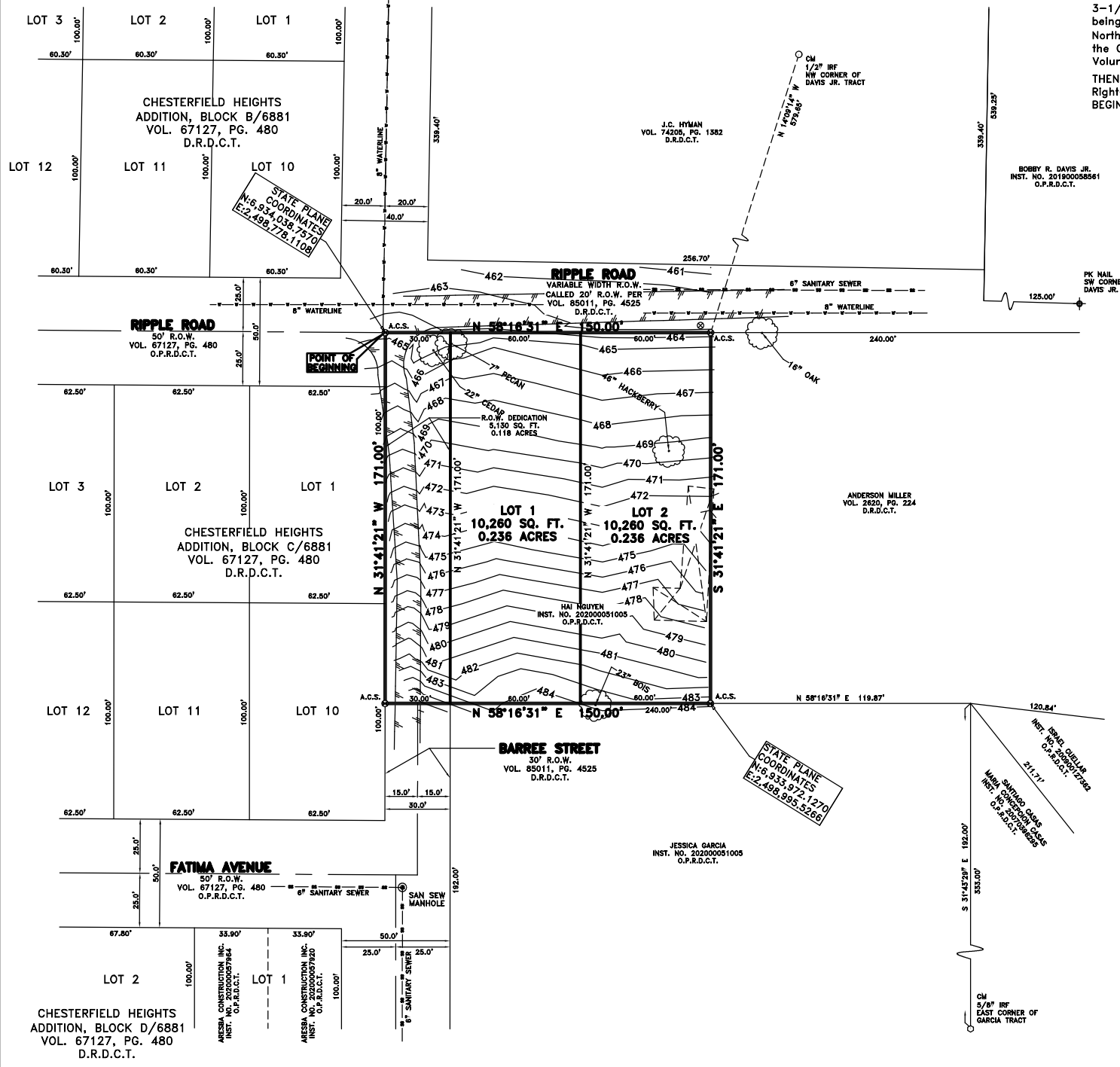
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas



**LEGEND**

- 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. NO. = INSTRUMENT NUMBER
- VOL., PG. = VOLUME, PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- A.C.S. = 1/2 INCH IRON ROD SET WITH 3-1/4" ALUMINUM DISK STAMPED "NE" AND "RPLS 5513"

**GENERAL NOTES**

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**PRELIMINARY PLAT  
NGUYEN ESTATES  
LOTS 1 AND 2, BLOCK 6880  
25,650 SQ.FT. / 0.589 ACRES  
BEING A REPLAT OF  
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-191**

**OWNER: HAI NGUYEN**  
2150 LANGDON AVENUE  
DALLAS, TEXAS 75235