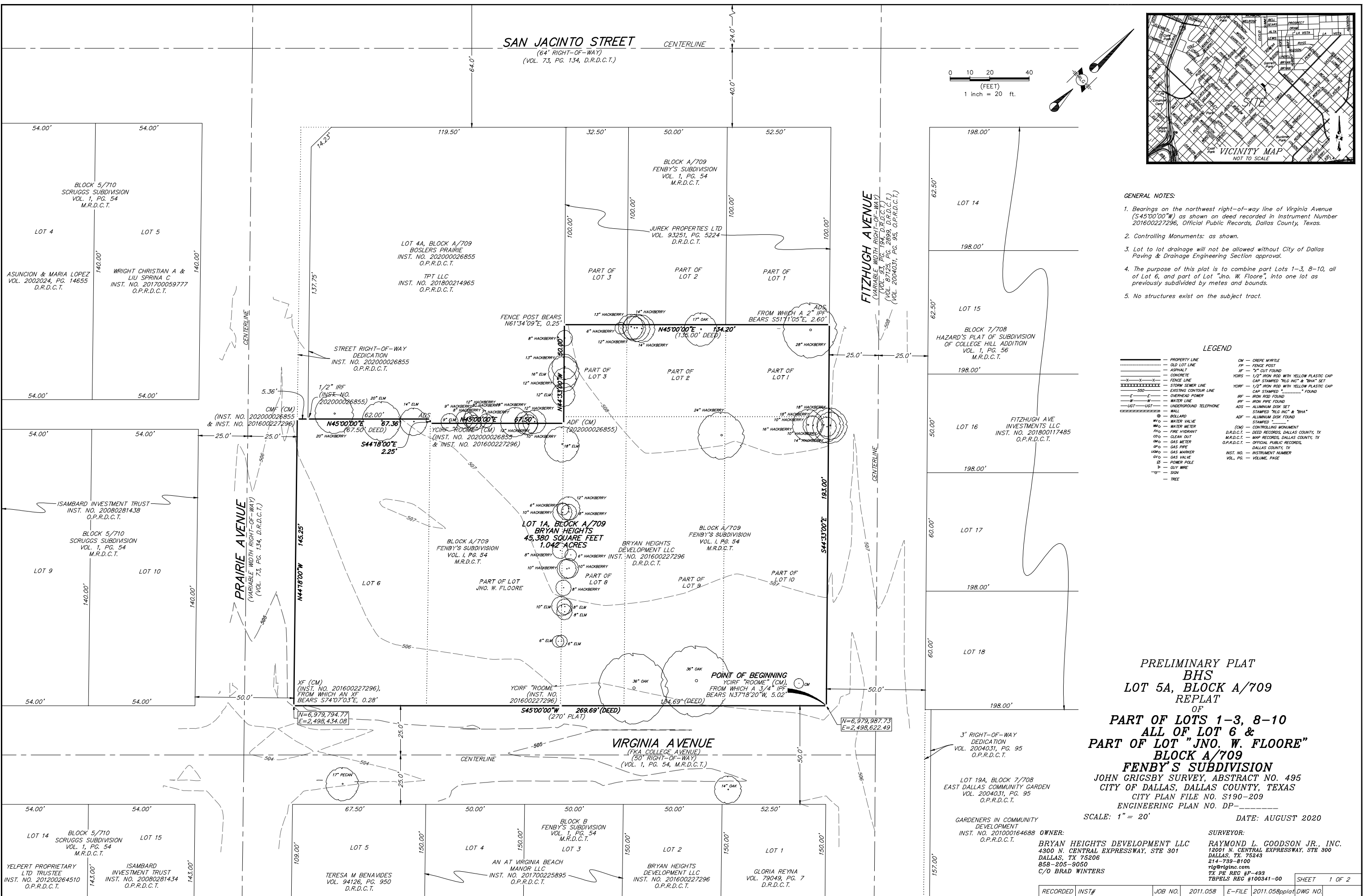
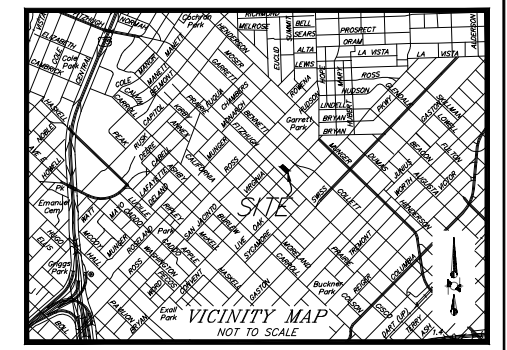
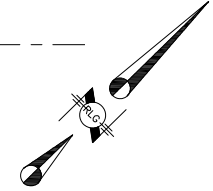
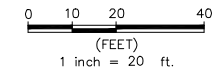


SAN JACINTO STREET
(64' RIGHT-OF-WAY)
(VOL. 73, PG. 134, D.R.D.C.T.)



GENERAL NOTES:

- Bearings on the northwest right-of-way line of Virginia Avenue (S45°00'00"W) as shown on deed recorded in Instrument Number 201600227296, Official Public Records, Dallas County, Texas.
- Controlling Monuments: as shown.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to combine part Lots 1-3, 8-10, all of Lot 6, and part of Lot "Jno. W. Floore", into one lot as previously subdivided by metes and bounds.
- No structures exist on the subject tract.

LEGEND

—	PROPERTY LINE	CM	CREPE MYRTLE
---	OLD LOT LINE	FP	FENCE POST
----	ASPHALT	XF	1/2" CUT FOUND
----	CONCRETE	YFMS	1/2" IRON ROD WITH YELLOW PLASTIC CAP
----	FENCE LINE	YFMS	CAP STAMPED "RLG INC & SBA" SET
----	STORM SEWER LINE	YFMS	1/2" IRON ROD WITH YELLOW PLASTIC CAP
----	EXISTING CONTOUR LINE	YFMS	CAP STAMPED " "
----	500	YFMS	IRON ROD FOUND
----	OVERHEAD POWER	YFMS	IRON PIPE FOUND
----	WATER LINE	YFMS	ALUMINUM DISK SET
----	UNDERGROUND TELEPHONE	YFMS	STAMPED "RLG INC & SBA"
----	WALL	YFMS	ADP - ALUMINUM DISK FOUND
○	BOLLARD	YFMS	STAMPED " "
○	WATER VALVE	YFMS	CM - CONTROLLING MONUMENT
○	WATER METER	YFMS	D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TX
○	FIRE HYDRANT	YFMS	M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TX
○	CLEAN OUT	YFMS	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
○	GAS METER	YFMS	INST. NO. - INSTRUMENT NUMBER
○	GAS PIPE	YFMS	VOL. PG. - VOLUME, PAGE
○	GAS MARKER		
○	GAS VALVE		
○	POWER POLE		
○	GUY WIRE		
○	SOIL		
○	TREE		

PRELIMINARY PLAT
BHS
LOT 5A, BLOCK A/709
REPLAT
OF
PART OF LOTS 1-3, 8-10
ALL OF LOT 6 &
PART OF LOT "JNO. W. FLOORE"
BLOCK A/709
FENBY'S SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-209
ENGINEERING PLAN NO. DP-

SCALE: 1" = 20' DATE: AUGUST 2020

GARDENERS IN COMMUNITY DEVELOPMENT
INST. NO. 201000164688 OWNER: BRYAN HEIGHTS DEVELOPMENT LLC
O.P.R.D.C.T. 4300 N. CENTRAL EXPRESSWAY, STE 301
DALLAS, TX 75206
858-205-9050
C/O BRAD WINTERS

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@riginc.com
TX PE REG #P-493
TBPBLS REG #100341-00

RECORDED	INST#	JOB NO.	2011.058	E-FILE	2011.058pplat	DWG NO.	SHEET 1 OF 2
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas BRYAN HEIGHTS DEVELOPMENT LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being part of Lots 1-3, 8-10, all of Lot 6, part of Lot "Jno. W. Floore", Block A/709, Fenby's Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 54, Map Records, Dallas County, Texas, being described as Tract 3 (Parcels A, B, and C) to Bryan Heights Development LLC by Special Warranty Deed recorded in Instrument Number 201600227296, Official Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "ROOME" found for the east corner of said Lot 10 at the intersection of the northwest right-of-way line of Virginia Avenue, (formerly known as College Avenue, 50 foot right-of-way, created by Volume 1, Page 54, Map Records, Dallas County, Texas) and the southwest right-of-way line of Fitzhugh Avenue (variable width right-of-way, created by Volume 93, Page 194, Volume 87125, Page 2899, Deed Records, Dallas County, Texas, and Volume 2004031, Page 95, Official Public Records, Dallas County, Texas), from which a found 3/4 inch iron pipe bears North 37° 18' 20" West, a distance of 5.02 feet;

THENCE South 45° 00' 00" West, along the northwest right-of-way line of said Virginia Avenue, passing at a distance of 134.69 feet an iron rod with yellow plastic cap stamped "ROOME", continuing a total distance of 269.69 feet to an "X" cut in concrete found at the intersection of the northwest right-of-way line of said Virginia Avenue and the northeast right-of-way line of Prairie Avenue (variable width right-of-way, created by Volume 73, Page 134, Deed Records, Dallas County, Texas), from which a found "X" bears South 74° 07' 30", a distance of 0.28 feet;

THENCE North 44° 18' 00" West, along the northeast right-of-way line of said Prairie Avenue a distance of 145.25 feet to an "X" cut in concrete found for the west corner of said Lot 6 and the south corner of Boslers Prairie, an addition to the City of Dallas according to the plat recorded in Instrument Number 2002000026855, Official Public Records, Dallas County, Texas;

THENCE North 45° 00' 00" East, passing at a distance of 5.36 the south corner of Lot 4A of said Boslers Prairie, continuing a total distance of 67.36 feet to an aluminum disc stamped "RLG INC" and "BHA" set for corner on the southeast line of said Lot 4A;

THENCE South 44° 18' 00" East, continuing along the southeast line of said Lot 4A, a distance of 2.25 feet to an iron rod with yellow plastic cap stamped "ROOME" found;

THENCE North 45° 00' 00" East, a distance of 67.50 feet to an aluminum disc stamped "BOSLERS PRAIRIE" found for the east corner of said Lot 4A;

THENCE North 44° 33' 00" West, along the northeast line of said Lot 4A, a distance of 50.00 feet to a point on the northeast line of said Lot 4A, from which a wood fence post bears North 61° 34' 09" East, a distance of 0.25 feet;

THENCE North 45° 00' 00" East, a distance of 134.20 feet to an aluminum disc stamped "RLG INC" and "BHA" set on the southwest right-of-way line of said Fitzhugh Avenue, from which a found 2 inch iron pipe bears South 51° 11' 05" East, a distance of 2.60 feet;

THENCE South 44° 33' 00" East, along the southwest right-of-way line of said Fitzhugh Avenue, a distance of 193.00 feet to a chiseled "X" to the POINT OF BEGINNING and containing 45,380 square feet or 1.042 acres, more or less.

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 _____, 2020.

"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 _____, 2020.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRYAN HEIGHTS DEVELOPMENT, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as BHS, 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.

Owner: BRYAN HEIGHTS DEVELOPMENT

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 _____, 2020.

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

PRELIMINARY PLAT
BHS
LOT 5A, BLOCK A/709
REPLAT
OF
PART OF LOTS 1-3, 8-10
ALL OF LOT 6 &
PART OF LOT "JNO. W. FLOORE"
BLOCK A/709
FENBY'S SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-209
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SCALE: 1" = 20' DATE: AUGUST 2020

OWNER: BRYAN HEIGHTS DEVELOPMENT LLC
SURVEYOR: RAYMOND L. GOODSON JR., INC.
4300 N. CENTRAL EXPRESSWAY, STE 301
DALLAS, TX 75206
858-205-9050
C/O BRAD WINTERS