

LOT 4A, BLOCK B/5546
DON O. SUBDIVISION
(VOL. 41, PG. 167)
(M.R.D.C.T.)

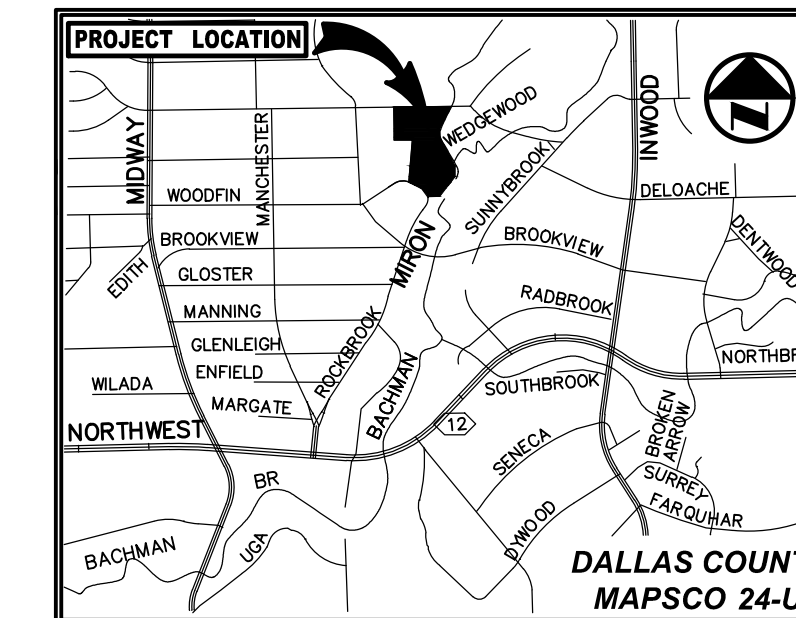
LOT 3D, BLOCK B/5546
FERRER ESTATES
(INST. NO. 201700066397)
(O.P.R.D.C.T.)

LOT 3C, BLOCK B/5546
FERRER ESTATES
(INST. NO. 201700066397)
(O.P.R.D.C.T.)

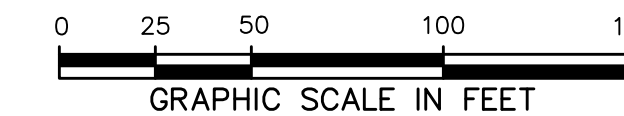
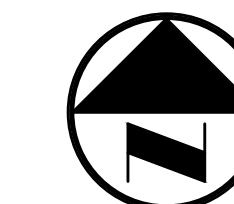
LOT 2-C, BLOCK A/5546
MAYWOOD ESTATES
(VOL. 83058, PG. 2651)
(D.R.D.C.T.)

LOT 1, BLOCK A/5546
MAYWOOD ESTATES
(VOL. 6, PG. 121)
(M.R.D.C.T.)

LOT 11A, BLOCK 14/5587
TANNER TRUST ADDITION
(INST. NO. 200900233730)
(O.P.R.D.C.T.)



VICINITY MAP
(NOT TO SCALE)



LEGEND

- Legend symbols for various features: CLEANOUT, ELECTRIC BOX, FIRE HYDRANT, UG GAS MARKER, GUY ANCHOR, LIGHT STANDARD, MAILBOX, POWER POLE, METAL UTILITY POLE, PP W/ LIGHT, PP W/ GUY ANCHOR, PP W/ CROSS ARM, TRAFFIC SIGN, SAN. SEWER MANHOLE, VOLUME, PAGE, D.R.D.C.T., O.P.R.D.C.T., INST. NO., TELEPHONE BOX, STORM SEWER MANHOLE, TELEPHONE MANHOLE, WATER METER, WATER VAULT, WATER VALVE, DISK, CONTROLLING MONUMENT, PROPERTY LINE, EASEMENT LINE, SETBACK LINE, FENCE, OVERHEAD UTILITY LINE, GUARD RAIL, EDGE OF WATER, UNDERGROUND GAS LINE, EXIST CONTOUR, FEMA FLOODLINE, CENTERLINE RIGHT-OF-WAY.

NOTES:

- 1. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011). Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- 2. The purpose of this plat is to create three (3) lots from two (2) platted lots and two (2) unplatted tracts of land for site development.
- 3. Lot-to-lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- 4. Coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), on Grid values, no scale and no projection.
- 5. Building on site to be demolished.

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. RELEASED 8/18/20.

PRELIMINARY PLAT

NASHER ADDITION
LOTS 1, 2 AND 3, BLOCK A/5554

BEING SITUATED IN CITY BLOCKS 5554 AND 5555,
BEING OUT OF THE
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S190-211
ENGINEERING PLAN NUMBER: DP20-
SHEET 1 OF 2

Table with columns: DRAWN BY (ACD), CHECKED BY (MCC), SCALE (1"=60'), DATE (AUG. 2020), JOB NUMBER (1137-18.389). Includes Pacheco Koch logo and address: 7557 RAMBLER ROAD SUITE 1400, DALLAS, TX 75231, 972.235.3031.

PART OF LOTS 7 & 8
AND ALL OF LOT 9
BLOCK 13/5586
SUNNYBROOK ESTATES
(VOL. 5, PG. 13)
(M.R.D.C.T.)

LOT 7B, BLOCK 13/5586
GILBERT'S SUNNYBROOK ESTATES
(INST. NO. 200900112979)
(O.P.R.D.C.T.)

LOT 6, BLOCK 13/5586
SUNNYBROOK ESTATES
(VOL. 5, PG. 13)
(M.R.D.C.T.)

LOT 5, BLOCK 13/5586
SUNNYBROOK ESTATES
(VOL. 5, PG. 13)
(M.R.D.C.T.)

SURVEYOR / ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER
MIRON PROPERTY LLC
DAVID J. HAEMISEGGER
8080 N. CENTRAL EXPRESSWAY, SUITE 1100
DALLAS, TEXAS 75206
PH: (214) 369-1234

PRELIMINARY PLAT - NASHER ADDITION, LOTS 1, 2 AND 3, BLOCK A/5554

ADULT: 08/18/2020 11:59 AM
K:\DWG-1\1137-18.389\DWG\SURVEY_CSD_2018\1137-18.389PP.DWG

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That DAVID J. HAEMISEGGER and NANCY A. NASHER and MIRON PROPERTY LLC, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as NASHER ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated 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: DAVID J. HAEMISEGGER OWNER

MIRON PROPERTY LLC

By: DAVID J. HAEMISEGGER

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID J. HAEMISEGGER, 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 AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS David J. Haemisegger and Nancy A. Nasher are the owner of a 13.901 acre tract of land, being part of City of Dallas Block 5554 and 5555, and part of the James L. Farquhar Survey, Abstract No. 455, located in the City of Dallas, Dallas County Texas, being that same parcel previously described by General Warranty Deed to David J. Haemisegger and wife, Nancy A. Nasher (Haemisegger-Nasher tract), recorded in Instrument No. 201400136293 and all of that certain tract of land described as Tract 1 in General Warranty Deed with Vendor's Lien to Miron Property LLC recorded in Instrument No. 201300235552 both of the Official Public Records of Dallas County, Texas (OPRDCT); said tract being all of Lots 5 and 6, Block 5555, Schaenen Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 43, Page 203 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Haemisegger-Nasher tract, same being the northeast corner of that parcel described by Warranty Deed to Cary M. Maguire recorded in Volume 82056, Page 228, Deed Records Dallas County Texas, (DRDCT), and being on the south right of way line of Park Lane (called 60' right of way - the south 30- feet being described by Quit Claim Deed from Henry Lively to Dallas County recorded in Volume 1674, Page 65, DRDCT);

THENCE, South 89 degrees, 52 minutes, 54 seconds East, with said south right of way line, at a distance of 654.20 feet pass a 1/2-inch iron rod with "PACHECO KOCH" cap set for a reference point, continuing for a total distance of 815.67 feet to a point for corner in the center of Bachman Creek, same being the northwest corner of Lot 10, Block 13/5586, Sunnybrook Estates, an addition to the City of Dallas, recorded in Volume 5, Page 13, Map Records Dallas County Texas (MRDCT);

THENCE southerly with said centerline, being the east line of said Haemisegger-Nasher tract and the west line of Sunnybrook Estates, as follows:

- South 48 degrees, 19 minutes, 24 seconds West, a distance of 79.48 feet to a point for corner;
South 27 degrees, 26 minutes, 24 seconds West, a distance of 155.87 feet to a point for corner;
South 08 degrees, 14 minutes, 24 seconds West, a distance of 70.30 feet to a point for corner;
South 18 degrees, 42 minutes, 36 seconds East, a distance of 270.00 feet to a point for corner;
South 39 degrees, 35 minutes, 36 seconds East, a distance of 117.94 feet to a point for corner;
South 11 degrees, 24 minutes, 36 seconds East, a distance of 182.17 feet to a point for corner;
South 29 degrees, 08 minutes, 24 seconds East, a distance of 167.49 feet to a point for corner;
South 61 degrees, 13 minutes, 05 seconds East, a distance of 197.80 feet to a point for corner;
South 89 degrees, 50 minutes, 55 seconds East, a distance of 58.40 feet to a point for corner in the easterly right-of-way line of Miron Drive (a 50-foot wide right-of-way); said point being in a non-tangent curve to the left.

THENCE, in a northerly direction along the said easterly line of Miron Drive and said curve to the left, having a central angle of 67 degrees, 47 minutes, 36 seconds, a radius of 156.85 feet, a chord bearing and distance of North 21 degrees, 34 minutes, 13 seconds West, 174.95 feet, an arc distance of 185.59 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NA" set corner;

THENCE, North 55 degrees, 28 minutes, 01 seconds West, along the said northeasterly line of Miron Drive, a distance of 124.40 feet to a 1/2-inch iron rod with "SURVEYING ASSOC." cap found for corner in the northern right-of-way line of Miron Drive (a 50-foot wide right-of-way); said point being the beginning of a non-tangent curve to the left;

THENCE, along said northern line of Miron Drive and said curve, having a central angle of 47 degrees, 48 minutes, 32 seconds, a radius of 253.71 feet, a chord bearing and distance of North 79 degrees, 22 minutes, 17 seconds West, 205.61 feet, an arc distance of 211.70 feet to a Disk at the end of said curve; said point being the southeast corner of Lot 3, Block 5555, D. & L. Anderson Addition, an addition to the City of Dallas according to the plat recorded in Volume 2001098, Page 1274 of said Deed records;

THENCE, North 00 degrees, 23 minutes, 15 seconds West, departing the said northern line of Miron Drive and along the east line of said Lot 3, a distance of 240.79 feet to a Disk; said point being the northeast corner of said Lot 3 and the northwest corner of said 1.25 acre tract;

THENCE, North 89 degrees, 43 minutes, 44 seconds West along the south line of said David J. Haemisegger tract and the north line of said Lot 3, a distance of 184.40 feet to a 3/4-inch iron rod found for corner;

THENCE, North 00 degrees, 26 minutes, 34 seconds West, departing the said north line of Lot 3, a distance of 516.24 feet to the POINT OF BEGINNING;

CONTAINING: 605,545 square feet or 13.901 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Kyle Coleman Harris, 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. RELEASED 8/18/20.

Kyle Coleman Harris Texas Registered Professional Land Surveyor No. 6266

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

NASHER ADDITION LOTS 1, 2 AND 3, BLOCK A/5554

BEING SITUATED IN CITY BLOCKS 5554 AND 5555, BEING OUT OF THE JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S190-211 ENGINEERING PLAN NUMBER: DP20- SHEET 2 OF 2

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: KYLE HARRIS

OWNER

MIRON PROPERTY LLC DAVID J. HAEMISEGGER 8080 N. CENTRAL EXPRESSWAY, SUITE 1100 DALLAS, TEXAS 75206 PH: (214) 369-1234

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

Table with 5 columns: DRAWN BY (ACD), CHECKED BY (MCC), SCALE (NONE), DATE (AUG. 2020), JOB NUMBER (1137-18.389)

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 1182-1246.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 1247-2529.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 2582-3403.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 3405-3474.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 3499-3944.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 3963-4087.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 4088-4398.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 4399-5623.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 5632-5713.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 5714-5823.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 5824-5848.

TREE TABLE with 2 columns: POINT NO., DESCRIPTION. Rows 5849-6081.

PRELIMINARY PLAT - NASHER ADDITION, LOTS 1, 2 AND 3, BLOCK A/5554

ADULT: 11:59 AM 8/18/2020 11:37-18.389\DWG\SURVEY_CSD_2018\1137-18.389PP.DWG