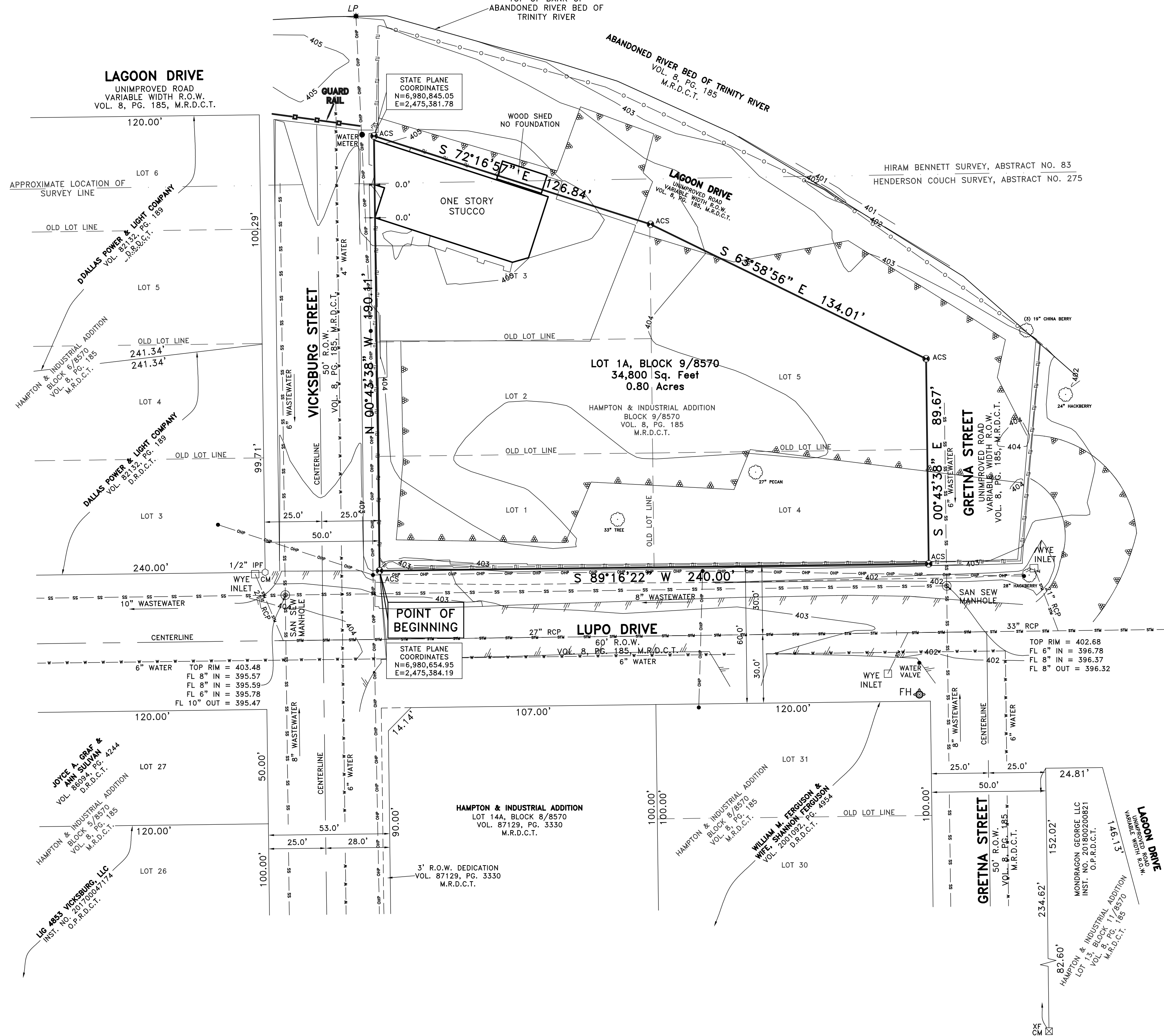
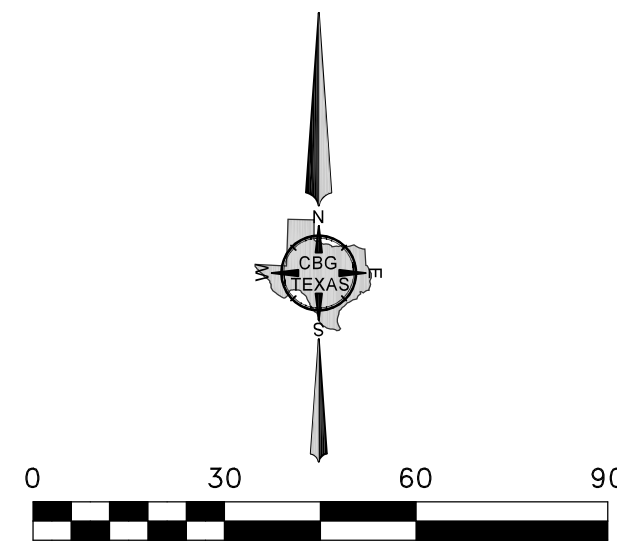


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK FINAL NAME "34-W-2". ELEV. = 403.78.
- 7) ALL BUILDINGS TO REMAIN.

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. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- XF = "X" FOUND IN CONCRETE
- ACS = 3" ALUMINUM DISK STAMPED "BA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Gregory Brian Baten and Gregory B. Baten Trust are the owners of a tract of land situated Hiram Bennett Survey, Abstract No. 83 and the Henderson Couch Survey, Abstract No. 275, City of Dallas, Dallas County, Texas, same being Lots 1, 2, 3, 4 and 5, Block 9/8570, Hampton and Industrial Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 185, Map Records, Dallas County, Texas, same being a tract of land conveyed to Gregory Brian Baten by Special Warranty Deed recorded in Volume 82132, Page 167, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Gregory B. Baten Trust by General Warranty Deed recorded in Instrument No. 200600307323, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch Aluminum disk stamped "BA & RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being the intersection of the North right of way line of Lupu Drive (60 foot right of way) and the East right of way line of Vicksburg Street (50 foot right of way);

THENCE North 00 degrees 43 minutes 38 seconds West along the East right of way line of said Vicksburg Street, a distance of 190.11 feet to a 3 inch Aluminum disk stamped "BA & RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being along the South right of way line of Lagoon Drive (variable width right of way);

THENCE South 72 degrees 16 minutes 57 seconds East along the South right of way line of said Lagoon Drive, a distance of 126.84 feet to a 3 inch Aluminum disk stamped "BA & RPLS 5513" set over 1/2 inch iron rod set for corner;

THENCE South 63 degrees 58 minutes 56 seconds East along the South right of way line of said Lagoon Drive, a distance of 134.01 feet to a 3 inch Aluminum disk stamped "BA & RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being along the West right of way line of Gretna Street (variable width right of way);

THENCE South 00 degrees 43 minutes 38 seconds East along the West right of way line of said Gretna Street, a distance of 89.67 feet to a 3 inch Aluminum disk stamped "BA & RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being the intersection of the West right of way line of said Gretna Street and the North right of way line of said Lupu Drive;

THENCE South 89 degrees 16 minutes 22 seconds West along the North right of way line of said Lupu Drive, a distance of 240.00 feet to the POINT OF BEGINNING and containing 34,800 square feet or 0.80 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gregory B. Baten, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as **BATEN ADDITION**, 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: _____
Gregory Brian Baten, (Owner & Trustee)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gregory Brian Baten 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 Connolly, 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 Engineers and Land Surveyors, 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 6/05/2020 PRELIMINARY, 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 Connolly
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 Connolly 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

**PRELIMINARY PLAT
BATEN ADDITION
LOT 1A, BLOCK 9/8570
34,800 SQ.FT. / 0.80 ACRES
BEING A REPLAT OF
LOTS 1, 2, 3, 4 & 5, BLOCK 9/8570
HIRAM BENNETT SURVEY, ABSTRACT NO. 83
HENDERSON COUCH SURVEY, ABSTRACT NO. 275
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-214**



OWNER: GREGORY BRIAN BATEN &
4914 VICKSBURG STREET
DALLAS, TEXAS 75207
PHONE: 972-241-4040