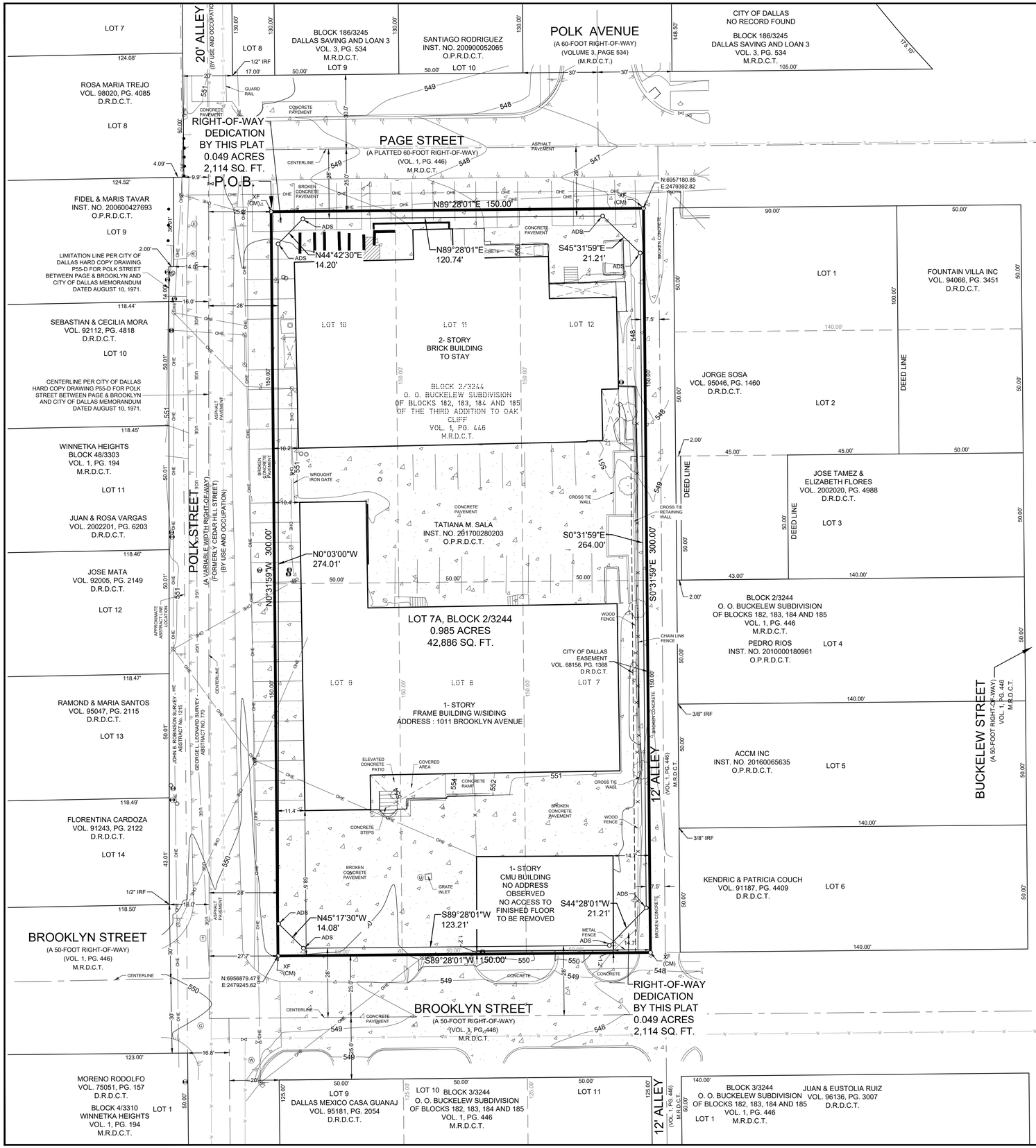


OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Garry W. Sala, is the owner of a tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas and being all Lots 7, 8, 9, 10, 11 and 12, Block 2/3244, of the O.O. BUCKELEWS SUBDIVISION of Blocks 182, 183, 184 and 185, of the Third Addition to Oak Cliff, Texas, according to the plat thereof recorded in Volume 1, Page 446, Map Records, Dallas County, Texas, and being all of a tract of land described in Warranty Deed with Vendor's Lien to Tatiana M. Sala, recorded in Instrument Number 201700280203, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the south right-of-way line of Page Street (a 60-foot right-of-way) (Vol. 1. Pg. 446 - M.R.D.C.T.) with the east right-of-way line of Polk Street (Formerly Cedar Hill Street - a generally recognized variable width right-of-way) and being the northwest corner of said Lot 10, Block 2/3244;

THENCE with said south right-of-way line of Page Street and north line of said Block 2/3244, North 89°28'01" East, a distance of 150.00 feet to an "X" cut in concrete found at the intersection of said south right-of-way line of Page Street with the west right-of-way line of a 12-foot alley, shown on said O.O. BUCKELEWS SUBDIVISION plat and being the northeast corner of said Block 2/3244;

THENCE leaving said south right-of-way line of Page Street and with said west right-of-way line of the 12-foot alley and east line of said Block 2/3244, South 0°31'59" East, a distance of 300.00 feet to an "X" cut in concrete found at the intersection of said west Line of the 12-foot alley with the north right-of-way line of Brooklyn Street, (a 50-foot right-of-way) (Vol. 1, Pg. 446 - M.R.D.C.T.) and being the southeast corner of said Block 2/3244;

THENCE with said north right-of-way line of Brooklyn Street and south line of said Block 2/3244, South 89°28'01" West, a distance of 150.00 feet to an "X" cut in concrete found at the intersection of said north right-of-way of Brooklyn Street with the east right-of-way line of said Polk Street, and being the southwest corner of said Block 2/3244;

THENCE with said east right-of-way line of Polk Street and the west line of said Block 2/3244, North 0°31'59" West, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 1.0331 acres or 45,000 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Tatiana M. Sala**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **OAK CLIFF ICEHOUSE,** 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 _____, _____, this _____ day of _____, 2019.

_____
a Texas limited liability company

By: **Tatiana M. Sala**
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

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 _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
J. Andy Dobbs RPLS No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

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

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 J. Andy Dobbs 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

GENERAL NOTES:

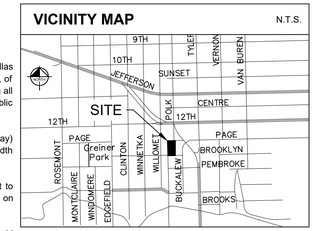
1. The purpose of this plat is to dedicate right-of-way and create one lot for development from 6 existing lots.
2. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
3. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

OWNER:
TATIANA SALA
561 DANDELION DRIVE
CEDAR HILL, TEXAS 75104
PHONE: 972-293-0000
TATIANA_SALA@YAHOO.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: LAUREN NUFFER, P.E.
PHONE: 972-770-1300
LAUREN.NUFFER@KIMLEY-HORN.COM

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

LEGEND

ROOF DRAIN		MAIL BOX	
CABLE TV BOX		SANITARY SEWER CLEAN OUT	
CABLE TV HANDHOLE		SANITARY SEWER MANHOLE	
CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG	
CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN	
CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK	
CABLE TV VAULT		SANITARY SEWER VAULT	
COMMUNICATIONS BOX		STORM SEWER BOX	
COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN	
COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE	
COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT	
COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER	
COMMUNICATIONS VAULT		TRAFFIC BOLLARD	
ELEVATION BENCHMARK		TRAFFIC BOX	
FIBER OPTIC BOX		CROSS WALK SIGNAL	
FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE	
FIBER OPTIC MANHOLE		TRAFFIC MANHOLE	
FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN	
FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL	
FIBER OPTIC VAULT		TRAFFIC VAULT	
MONITORING WELL		UNIDENTIFIED BOX	
GAS HANDHOLE		UNIDENTIFIED HANDHOLE	
GAS METER		UNIDENTIFIED METER	
GAS MANHOLE		UNIDENTIFIED MANHOLE	
GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG	
GAS SIGN		UNIDENTIFIED MARKER SIGN	
GAS TANK		UNIDENTIFIED POLE	
GAS VAULT		UNIDENTIFIED TANK	
GAS VALVE		UNIDENTIFIED VAULT	
TELEPHONE BOX		UNIDENTIFIED VALVE	
TELEPHONE HANDHOLE		TREE	
TELEPHONE MANHOLE		WATER BOX	
TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION	
TELEPHONE MARKER SIGN		WATER HAND HOLE	
TELEPHONE VAULT		FIRE HYDRANT	
PIPELINE MARKER SIGN		WATER METER	
ELECTRIC BOX		WATER MANHOLE	
FLOOD LIGHT		WATER MARKER FLAG	
GUY ANCHOR		WATER MARKER SIGN	
GUY ANCHOR POLE		WATER VAULT	
ELECTRIC HANDHOLE		WATER VALVE	
LIGHT STANDARD		AIR RELEASE VALVE	
ELECTRIC METER		WATER WELL	
ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET	
ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND	
ELECTRIC MARKER SIGN	PKS	PK NAIL SET	
UTILITY POLE	PKF	PK NAIL FOUND	
ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND	
ELECTRIC VAULT	IPF	IRON PIPE FOUND	
HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND	
SIGN	XS	"X" CUT IN CONCRETE SET	
MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND	
BORE LOCATION	P.O.B.	POINT OF BEGINNING	
FLAG POLE	P.O.C.	POINT OF COMMENCING	
GREASE TRAP			

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
ADS= 3-1/4" ALUMINUM DISK STAMPED "ICEHOUSE" "KHA"
XF = "X" CUT IN CONCRETE FOUND
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT
VOL. , PG. = VOLUME , PAGE
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT
OAK CLIFF ICE HOUSE
LOT 7A, BLOCK 2/3244
BEING ALL OF LOTS 7- 12, BLOCK 2/3244
OF O.O. BUCKELEWS SUBDIVISION
GEORGE L. LEONARD SURVEY,
ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-093
ENGINEERING #311T-____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 — Tel. No. (972) 770-1300 — FIRM # 10115500 — Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	DWP	JAD	DEC 2018	063241600	1 OF 1

DWG NAME: K:\DAL_SURVEY\063241600-ICEHOUSE OAK CLIFF, NEC POLK AND BROOKLYN\DWG\DALLAS ICEHOUSE OAK CLIFF_PP.DWG PLOTTED BY PATRICK, DAVID 12/19/2018 1:44 PM LAST SAVED 12/19/2018 8:41 AM