

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Siva Palchuru and Hampton Road Land Development LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as NEW HAMPTON, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

BY: \_\_\_\_\_

PRINTED NAME : Siva Palchuru

TITLE: \_\_\_\_\_

Hampton Road Land Development LLC

By: \_\_\_\_\_

PRINTED NAME : \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Siva Palchuru, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Siva Palchuru and Hampton Road Land Development LLC are the sole owners of 7.736 acres of land located in the James W. Taylor Survey, Abstract No. 1475, Dallas County, Texas, and being a 5.330 acre portion of the 9.914 acre tract of land as described in a Special Warranty Deed to Siva Palchuru as recorded in Instrument No. 201800054771 and a 2.406 acre portion of the 18.048 acre tract of land as described in a Special Warranty Deed to Hampton Road Land Development LLC, as recorded in Instrument No. 20180005475, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the north line of the said 9.914 acre tract of land, said point being at the southeast corner of a tract of land as described in a deed to Ronkids Properties Series 3 as recorded in Instrument No. 201300388045 of the said Official Public Records, said point being the southwest corner of a 15 foot alley in Block 2/2765 of the Third Section of Carter Square, an addition to the City of Dallas according to the plat recorded in Volume 71086, Page 2671, Map Records, Dallas County, Texas;

THENCE South 88 degrees 32 minutes 47 seconds West along the north line of the said 9.914 acre tract and the south line of the said Ronkids tract, a distance of 7.16 feet to a set 3 1/4 inch metallic disk stamped "NEW HAMPTON, RPLS 3047" for the POINT OF BEGINNING for the herein described tract;

THENCE South 01 degrees 31 minutes 51 seconds East through the interior of the said 9.914 acre tract, a distance of 269.75 feet, pass the north line of the said 18.048 acre tract, continuing 121.05 feet, in all, 390.80 feet to a set 3 1/4 inch metallic disk stamped "NEW HAMPTON, RPLS 3047";

THENCE South 88 degrees 31 minutes 52 seconds West through the interior of the said 18.048 acre tract, a distance of 864.49 feet to a set 3 1/4 inch metallic disk stamped "NEW HAMPTON, RPLS 3047" in a curve to the left having a radius of 355.68 feet and a chord bearing North 00 degrees 23 minutes 33 seconds West and a chord length of 92.80 feet, said point being in the east line of Hampton Road (A variable width right-of-way);

THENCE along said curve to the left a distance of 92.80 feet to a 1/2 inch iron rod found in the said east right-of-way line;

THENCE North 01 degrees 08 minutes 23 seconds West along the west line of the said 18.048 acre tract and the west line of said Hampton Road, a distance of 29.03 feet to a 1/2 inch iron rod found at the southwest corner of the said 9.914 acre tract, continuing 269.22 feet, in all, a distance of 298.25 feet to a set 3 1/4 inch metallic disk stamped "NEW HAMPTON, RPLS 3047" at the southwest corner of the said Ronkids tract;

THENCE North 88 degrees 32 minutes 47 seconds East along the north line of the said 9.914 acre tract and the south line of the said Ronkids tract, a distance of 880.61 feet to the POINT OF BEGINNING and containing 336,983 square feet or 7.736 acre of computed land.

SURVEYOR'S STATEMENT

I, William P. Price, 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.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William P. Price \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT  
**NEW HAMPTON**  
LOT 1A, BLOCK 7564  
BEING A PLAT OF  
A TRACT OF LAND IN CITY BLOCK 7564  
SITUATED IN  
JAMES W. TAYLOR SURVEY, ABSTRACT NO. 1475  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-**039**  
ENGINEER PLAN NO. 311T-\_\_\_\_\_

TBPS No. 101733-00

SHEET: 2 OF 2

| NO. | DATE | REVISION | SURVEY GROUP<br>SURVEYING * CONSULTING * MANAGEMENT    |                                       | JOB NO. | 18-155            |
|-----|------|----------|--|---------------------------------------|---------|-------------------|
| 1.  |      |          | 1475 HERITAGE PKWY., STE 217<br>MANSFIELD, TEXAS 76063 | (817) 354-1445<br>surveygroup@aol.net | DATE    | December 19, 2018 |
| 2.  |      | SCALE    |  |                                       | N/A     |                   |
| 3.  |      | DRAWN BY |  |                                       | RP      |                   |

S 189-089