

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE A LOT OUT OF AN EXISTING TRACT OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0495K, THE SUBJECT PROPERTY LIES IN ZONE X (NFHA) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 6) BENCHMARKS:
CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB OF A STORM INLET, LOCATED AT THE NORTHEAST CORNER OF A STORM SEWER DROP INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF BONNIEVIEW ROAD AND LANGDON ROAD. ELEVATION= 470.325'
STANDARD WATER DEPARTMENT BENCH MARK ON TOP OF CONCRETE HEADWALL ON THE NORTH SIDE OF INTERSTATE HIGHWAY 20, 0.2 MILES WEST OF WILLOUGHBY BOULEVARD ON THE SERVICE ROAD. ELEVATION= 614.609'

LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SQ. FT.	SQUARE FEET
AC.	ACRES
○ IRF	1/2" IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
● M.D.S.	3-1/4" INCH METALLIC DISC STAMPED "PP & RPLS 5299" SET FOR CORNER
— W —	POWER POLE
	WATER LINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Isaac Hernandez is the owner of a tract of land situated in the John Hall Survey, Abstract No. 601, and being a part of Block 8325 in the City of Dallas, Dallas County, Texas, and being a portion of that property being described in Sheriff's Deed to Isaac Hernandez, as recorded in Instrument Number 201800193637, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "Rhodes", said point being the northerly corner of said Hernandez tract, also being the northerly corner of the herein described tract, common with the northwesterly corner of Lot 1, Block 8325 of Stevensonville Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001238, Page 12, Deed Records, Dallas County, Texas, and lying on the southeasterly right-of-way line of Telephone Road (variable width right-of-way);

Thence South 31 degrees 13 minutes 23 seconds East, departing the southeasterly right-of-way line of said Telephone Road, along the northeasterly line of said Hernandez tract, also being the northeasterly line of the herein described tract, common with the southwesterly line of said Lot 1, Block 8325 of Stevensonville Addition, passing a found 1/2 inch iron rod at a distance of 555.00 feet, said point being the southerly corner of said Lot 1, Block 8325 of Stevensonville Addition, common with the most westerly corner of that certain tract of land as described by General Warranty Deed to Dobbie Blackburn, as recorded in Volume 98212, Page 4483, Deed Records, Dallas County, Texas, and lying on the northeasterly line of said Hernandez tract, also being the northeasterly line of the herein described tract, continuing along said line for a total distance of 604.80 feet to a set 3 1/4 inch metallic disc stamped "PP & RPLS 5299", said point being the easterly corner of the herein described tract;

Thence WEST, departing the most westerly southwesterly line of said Blackburn tract, along the southeasterly line of the herein described tract, and traversing through said Hernandez tract a distance of 504.29 feet to a set 3 1/4 inch metallic disc stamped "PP & RPLS 5299", said point being the southerly corner of the herein described tract;

Thence North 30 degrees 27 minutes 04 seconds West, along the southwesterly line of the herein described tract, traversing through said Hernandez tract a distance of 350.00 feet to a set 3 1/4 inch metallic disc stamped "PP & RPLS 5299", said point being the westerly corner of the herein described tract, and lying on the southeasterly right-of-way line of the aforementioned Telephone Road;

Thence North 59 degrees 39 minutes 41 seconds East, along the northwesterly line of aforementioned Hernandez tract, also being the northwesterly line of the herein described tract, common with the southeasterly right-of-way line of said Telephone Road, a distance of 426.59 feet to the POINT OF BEGINNING and containing 205,062 square feet or 4.7076 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Isaac Hernandez, do hereby adopt this plat, designating the herein described property as **YARESHI** 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 ____, 2018.

By: _____
Isaac Hernandez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Isaac Hernandez, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2018.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 ____, 2018.

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. (12/20/2018)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

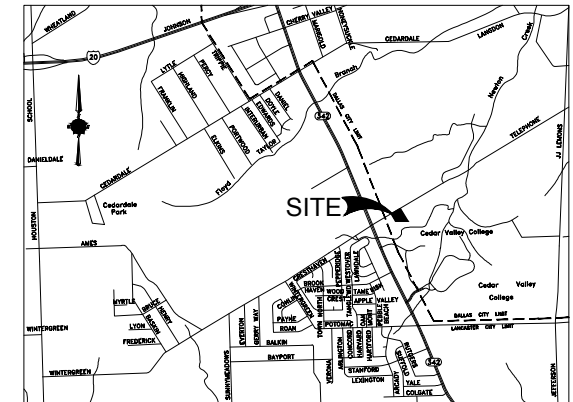
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 therein expressed and under oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2018.

Notary Signature _____

VICINITY MAP - NOT TO SCALE



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
ISAAC HERNANDEZ
1213 S. NURSERY ROAD
IRVING, TEXAS 75060

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



PRELIMINARY PLAT
YARESHI
LOT 2, BLOCK 8325
JOHN HALL SURVEY, ABSTRACT NO. 602
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-094

DATE: 12/20/18 / JOB # 1803363-2/ SCALE - 1" = 50' / JAM