



LEGEND	
①	1" = 40' SCALE
②	AS-BUILT
③	EXISTING
④	PROPOSED
⑤	CONTRACTED
⑥	CONTRACTED
⑦	CONTRACTED
⑧	CONTRACTED
⑨	CONTRACTED
⑩	CONTRACTED
⑪	CONTRACTED
⑫	CONTRACTED
⑬	CONTRACTED
⑭	CONTRACTED
⑮	CONTRACTED
⑯	CONTRACTED
⑰	CONTRACTED
⑱	CONTRACTED
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GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, DATUM OF 1983, (2011) AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, DATUM OF 1983, (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE ONE PLATTED LOT AND A TRACT OF LAND INTO TWO LOTS.

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS Richard J. Hafner and wife, Patricia A. Siveman and Ronald W. Fraser and Carol A. Fraser are the sole owners of a tract of land located in the ELISSA BENNETT 117 of Block 4417, City of Dallas, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and roadway management areas shown thereon, the line easements shown thereon are hereby reserved for the purpose indicated. The utility and line easements shall be open to the public, fire and police uses, garbage and trash 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 or growths shown. Said easements being hereby reserved for the public use and the dedication to all public utilities shall be in full force and effect from the date of the recording of this plat. All easements shall be kept removed 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, demans, 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 hereinafter stated.

This plat approved subject to all pending ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this ___ day of _____, 2020.

By: _____
Richard J. Hafner

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 Richard J. Hafner, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this ___ day of _____, 2020.

By: _____
Patricia A. Siveman

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 Ronald W. Fraser, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this ___ day of _____, 2020.

By: _____
Ronald W. Fraser

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, Patricia A. Siveman, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this ___ day of _____, 2020.

By: _____
Patricia A. Siveman

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, Carol A. Fraser, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this ___ day of _____, 2020.

By: _____
Carol A. Fraser

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, Carol A. Fraser, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
HAFNER II
LOTS 3E AND 3F, BLOCK 4417

BEING A REPLAT OF
LOT 30, BLOCK 4417, HAFNER ADDITION
AND A TRACT OF LAND IN BLOCK 4417
DALLAS COUNTY, TEXAS

CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-238

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

~ PROPERTY ADDRESSES: 2515 Winsted Drive & 2631 White Rock Road ~
Owner: Richard Hafner & Patricia Siveman
~ 2631 White Rock Road, Dallas, TX 75214 ~
~ 214-394-4616 ~
Jodi No. 20-1162 | Drawn by: 543 | Date: 5-16-2020 | Elected

"A professional company operating in your best interest"

NOTARY PUBLIC
I, _____, Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was duly executed and acknowledged to me by the persons whose names are subscribed to the same, and that the same is a true and correct copy of the original as the same appears in my files and records.

NOTARY PUBLIC
I, _____, Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was duly executed and acknowledged to me by the persons whose names are subscribed to the same, and that the same is a true and correct copy of the original as the same appears in my files and records.