

LINDELL AVENUE
 (50' PUBLIC RIGHT-OF-WAY)
 (V. I. P. 78, M.R.D.C.T.)

SURVEYOR'S STATEMENT

OWNER'S CERTIFICATE

I, Robert W. Schneeberg, 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)(1)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WHEREAS, Jones Miller, LLC is the owner of a 0.165 acre tract of land situated in the Robert Ray Survey, Abstract No. 1242, Dallas County, Texas and being all of Lot 10, Alta Vista, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 78, Map Records, Dallas County, Texas; said 0.165 acre tract also being all of that tract of land conveyed to Jones Miller, LLC according to General Warranty Deeds recorded in Clerk's Instrument Nos. 20160013428; 20160013505; 20160013503 and 2016018102, Official Public Records, Dallas County, Texas; said 0.165 acre tract being more particularly described by metes and bounds as follows;

Dated this the _____ day of _____, 2016.

BEGINNING, at a point at the southeast corner of said Lot 10, Block E/666; said point also being at the intersection of the west right-of-way line of Hubert Street (50 feet wide) and the north right-of-way line of Bryan Parkway (50 feet wide);

**RELEASED 09/21/2016 - FOR REVIEW ONLY
 NOT TO BE RECORDED**

THENCE, North 90 degrees 00 minutes 00 seconds West, with said north right-of-way line, a distance of 50.00 feet to a point found at the southwest corner of said Lot 10, Block E/666; said point also being the southeast corner of Lot II, Block E/666 of said Alta Vista;

Robert W. Schneeberg
 Texas Registered Professional Land Surveyor No. 4804

THENCE, North 00 degrees 00 minutes 00 seconds East, leaving said north right-of-way line and with the common line of said Lots 10 and II, Block E/666, a distance of 144.00 feet to a point found at the northwest corner of said Lot 10, Block E/666; said point also being the northeast corner of said Lot II, Block E/666; said point also being on the south line of a 12-foot alley;

STATE OF TEXAS
 COUNTY OF DALLAS

THENCE, South 90 degrees 00 minutes 00 seconds East, with said south right-of-way line, a distance of 50.00 feet to a point found at the northeast corner of said Lot 10, Block E/666; said point also being at the intersection of said south right-of-way line and said west right-of-way line of Hubert Street;

Given under my hand and seal of office this the _____ day of _____, 2016.

THENCE, South 00 degrees 00 minutes 00 seconds West, with said west right-of-way line, a distance of 144.00 feet to the POINT OF BEGINNING;

Notary Public in and for the State of Texas

CONTAINING, 7,200 square feet or 0.165 acres of land, more or less.

SURVEYOR'S NOTES

OWNER'S DEDICATION

- Bearing system for this survey are based upon the north right-of-way line of Bryan Parkway, bearing North 90 degrees 00 minutes 00 seconds West (assumed), according to the plat of Alta Vista, an addition to the City of Dallas recorded in Volume 1, Page 78, Map Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 4 lots from 1 lot.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Building to be removed.
- No trees exist on-site.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, JONES MILLER, LLC acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as **HUBERT-BRYAN TOWNHOUSES**, an addition to the City of Dallas, Dallas County, Texas. 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 building, fences, trees, shrubs, or other improvements or growths shall be constructed 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 _____, 2016.

Jones Miller, LLC

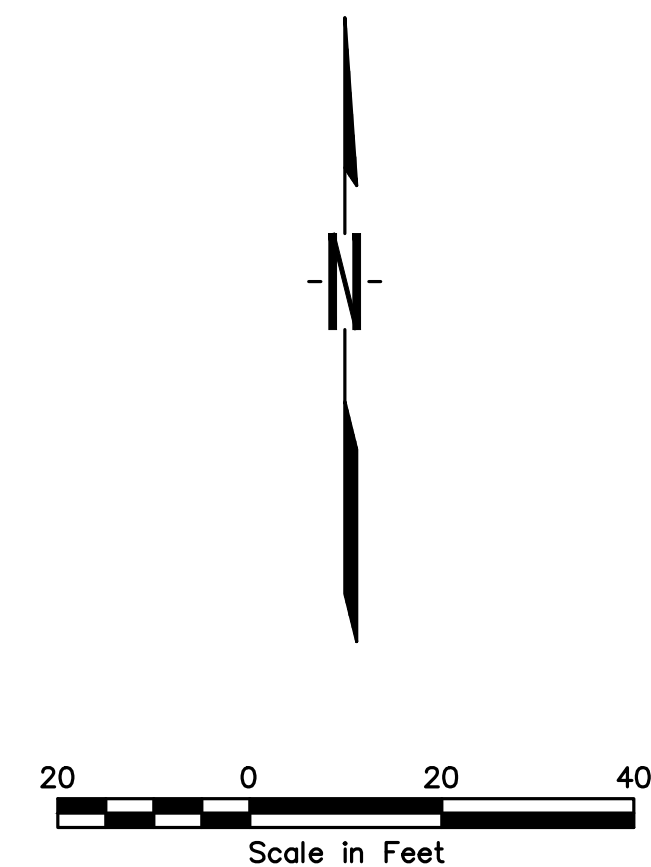
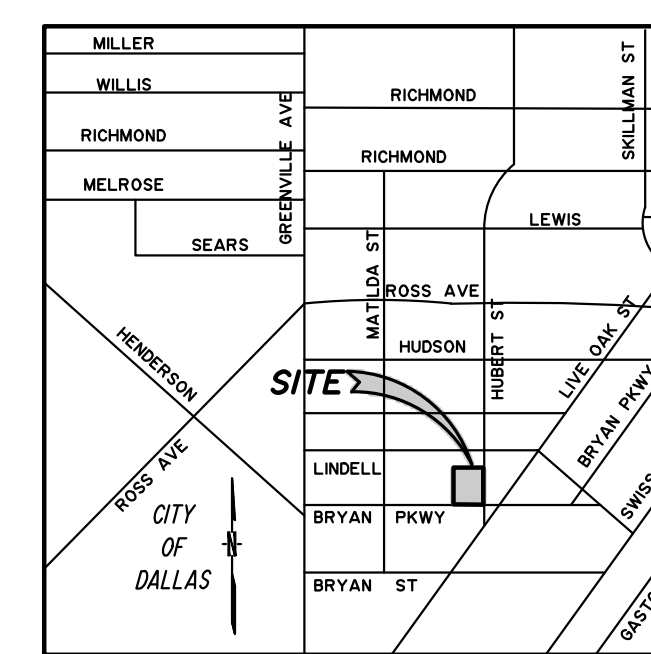
STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of Jones Miller, LLC, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

LOT NO.	SQ. FT.	ACRES
10A	2,308	0.053
10B	1,542	0.035
10C	1,542	0.035
10D	1,808	0.042



- LEGEND**
- PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - EASEMENT LINE
 - CENTERLINE
 - DEED RECORDS, DALLAS COUNTY, TEXAS
 - MAP RECORDS, DALLAS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INSTRUMENT NUMBER
 - VOLUME
 - PAGE
 - CONTROLLING MONUMENT
 - 3-1/4" ALUMINUM DISC STAMPED
 - "HUBERT-BRYAN TOWNHOUSES, GSES, INC. RPLS 4804"

OWNER:
 CHRISTOPHER JONES
 JONES MILLER, LLC
 5411 MILLER AVE.
 DALLAS, TEXAS 75206
 Phone: 214-280-9036

ENGINEER - SURVEYOR:
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 660 North Central Expressway
 Suite 250
 Plano, Texas 75074
 Phone: 972-516-8855
 Fax: 972-516-8901

SHEET 1 OF 1
PRELIMINARY PLAT
HUBERT-BRYAN
TOWNHOUSES
LOTS 10A-10D
BLOCK E/666
 BEING ALL OF
LOT 10, BLOCK E/666
ALTA VISTA
 VOLUME 1, PAGE 78, M.R.D.C.T.
ROBERT RAY SURVEY, ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-298
CITY ENGINEERING PLAN FILE NO. 311T-XXX
Gonzalez & Schneeberg
 engineers & surveyors
 660 N. Central Expressway
 Suite 250, Plano, Texas 75074
 (972) 516-8855 Fax: (972) 516-8901
 TX SURVEYING FIRM REG. NO. F-3376
 SCALE DATE
 1" = 30' SEPTEMBER, 2016
 DWG. NO. 100752-00
 6548-16-09-01
 6548PLAT

