

GENERAL NOTES:

1. BASIS OF BEARING: NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 09/28/20.
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1.018 ACRE TRACT OF LAND
4. "SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES."

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BRICKMAN HOMES & CONSTRUCTION LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **BRICKMAN ADDITION**, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

AGENT FOR BRICKMAN HOMES & CONSTRUCTION LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR'S CERTIFICATE

I, MICHAEL SALCEDO, 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, 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; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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

MICHAEL SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

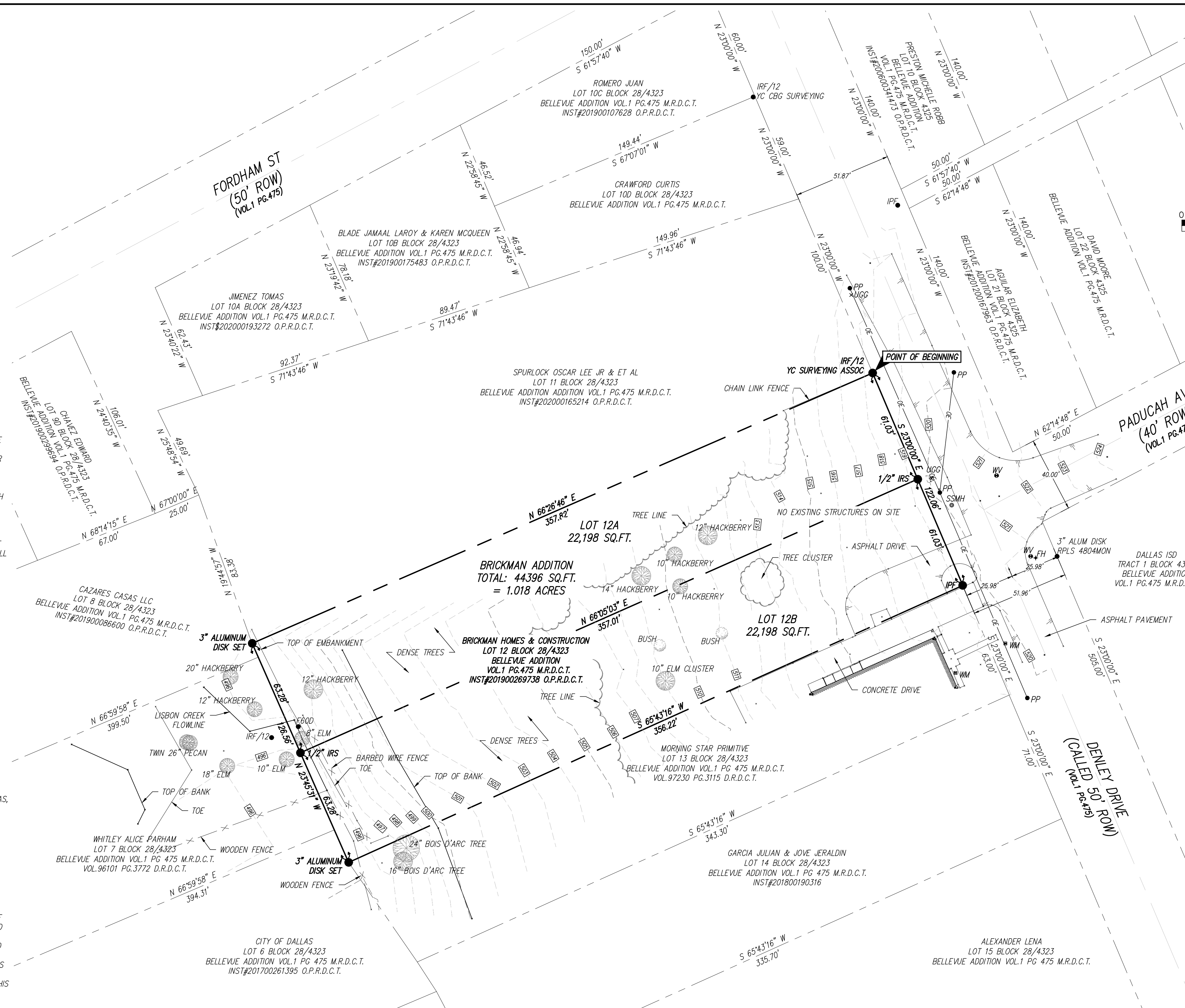
DATE _____

STATE OF TEXAS:

COUNTY OF DALLAS:

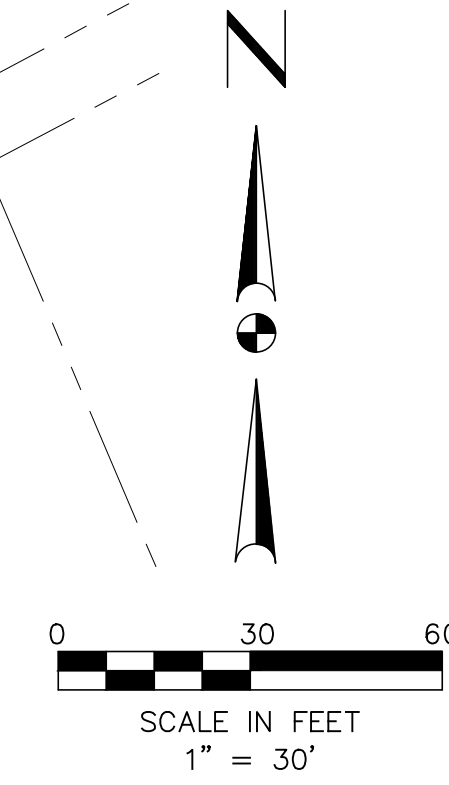
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



Legend of Symbols & Abbreviations

× CLF	CHAIN LINK FENCE	● POST	POST
× WGF	WOOD FENCE	● LP	LIGHT POLE
× FL	FLOW LINE	× UGG	UNDERGROUND GAS SIGN
× PP	POWER POLE	⊕	BENCHMARK
× CO	CLEANOUT	● 1/2" IRS	1/2" IRON ROD SET (YELLOW CAP STAMPED "SG")
○ TREE/20	SPECIES/SIZE	● 1/2" IRF	1/2" IRON ROD FOUND
⊙ SS MH	SANITARY SEWER MANHOLE	● IRF	IRON PIPE FOUND
● FH	FIRE HYDRANT	● F600	FOUND 600 NAIL
● WY	WATER VALVE		
■ WM	WATER METER		



DWJ BENCHMARKS:
65-C-1 FORDHAM RD - BALL ST SQUARE CUT AT THE SOUTHWEST CORNER OF A STORM INLET LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FORDHAM RD. NEAR THE INTERSECTION OF LANCASTER RD. E: 2493690.836 N: 6942413.533 ELEV: 543.945

65-C-2 LANCASTER RD - FORDHAM RD. SQUARE CUT IN WEST EDGE OF CONCRETE STEPS TO #1818 FORDHAM RD. NEAR THE INTERSECTION OF LANCASTER RD. E: 2492402.276 N: 6941462.224 ELEV: 529.610

Owner's Certificate
City of Dallas
State of Texas
County of Dallas

WHEREAS BRICKMAN HOMES & CONSTRUCTION LLC is the Owner of a 1.018 acre tract of land situated in the City of Dallas, Dallas County, Texas, and being all of Lot 12 of Block 28/4323 of the Bellevue Addition recorded in Volume 1, Page 475 of the Map Records of Dallas County, Texas conveyed to Brickman Homes & Construction LLC by deed recorded in Instrument 201900269738 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said 1.018 acre tract and being the southeast corner of a tract of land conveyed to Oscar Lee Spurlock Jr by deed recorded in Instrument 20200165214 of the Official Public Records of Dallas County, Texas and being in the southern line of Denley Drive (Called a 50' Right-of-Way);

THENCE South 23°00'00" East, a distance of 122.06 feet, along the east line of said 1.018 acre tract also being part of the southern line of said Denley Drive, to a 1" iron pipe found for the southeast corner of said 1.018 acre tract, and being northeast corner of a tract of land conveyed to Morning Star Primitive by deed recorded in Volume 97230, Page 3115 of the Deed Records of Dallas County, Texas;

THENCE South 65°43'16" West, a distance of 356.22 feet, departing the southern line of Denley Drive, along the south line of said 1.018 acre tract being the common line of said Morning Star Primitive tract to a 3" aluminum disk set generally in the center of Lisbon Creek for the southern corner of said 1.018 acre tract of land also being the northwest corner of said Morning Star Primitive tract of land also being in the eastern line of a tract of land conveyed to the City of Dallas by deed recorded by Instrument 201700261395 of the Official Public Records, Dallas County, Texas;

THENCE North 23°45'31" West passing at a distance of 18.78 feet through the northeast corner of said City of Dallas tract also being the southeast corner of a tract of land conveyed to Alice Parham Whitley in Volume 96101 Page 3772 of the Deed Records of Dallas County, Texas; passing at a distance of 118.58 feet through the northeast corner of said Alice Parham Whitley tract of land also being the southeast corner of a tract of land conveyed to Cazares Casas LLC by deed recorded in Instrument 201900086600 of the Official Public Record of Dallas County, Texas; continuing for a total distance of 126.56 feet, generally along the meandering centerline of Lisbon Creek along the western line of said 1.018 acre tract to a 3" aluminum disk set generally in the center of Lisbon Creek for the northwest corner of said 1.018 acre tract of land also being the southwest corner of said Oscar Lee Spurlock Jr tract of land in the western line of said Cazares Casas LLC tract of land.

THENCE North 66°26'46" East, a distance of 357.82 feet along the northern line of said 1.018 acre tract being the common line of said Oscar Lee Spurlock Jr tract to the **POINT OF BEGINNING** and containing 44,363 square feet or 1.018 acres of land, more or less.

OWNER	SURVEYOR
BRICKMAN HOMES & CONSTRUCTION LLC 410 NW 11TH STREET GRAND PRAIRIE, TX 75050 (214) 878-5342	SALCEDO GROUP, INC. 401 COLLEGE STREET GRAND PRAIRIE, TX 75050 (214) 412-3122

PRELIMINARY PLAT
BRICKMAN ADDITION
LOT 12A & 12B, BLOCK 28/4353
44,363 SQ. FT. OR 1.018 AC.
A REPLAT OF
INSTRUMENT NUMBER 201900269738, O.P.R.D.C.T.
BELLEVUE ADDITION, VOL.1 PG.475 M.R.D.C.T.
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S201-507

Texas P.E. F-5482 : Texas TPBLS Firm License 10070800 10/08/2020
SGI Project No. 20911 SHEET 1 OF 1

FLOOD STATEMENT: According to Community Panel No. 4811300485, dated August 23rd, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



Oct 12, 2020 8:21am David M:\Sgd\Projects\20911_Brickman\Survey\Survey\Preliminary\Plat01.dwg