



PASTEUR AVENUE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
PART OF THE BALDWIN PEAVY, BRADFORD &
MARTIN ADDITION
(ASPHALT PAVEMENT)

FERGUSON ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
PART OF THE BALDWIN PEAVY, BRADFORD &
MARTIN SUBDIVISION
(ASPHALT PAVEMENT)
VOL. 37, PG. 211

UGM CALVERT CIMARRON HOUSINGS ALLIANCE INC
VOL. 2004009/6079 DD01142004 CO-DA
D.R.D.C.T.

UGM CALVERT CIMARRON HOUSINGS ALLIANCE INC
VOL. 2003009/6079 DD01142004 CO-DA
D.R.D.C.T.

BLK 2/7395 LOT 3BC ACS 0.6297
BALDWIN PEAVY BRADFORD &
MARTIN

BLK 2/7935 LOT 3AA ACS 0.5658
BALDWIN PEAVY BRADFORD &
MARTIN

GEORGE M MANEY
INT201600148815
DD05312016 CO-DC

JOHN REYNOLDS
BLK 2/7395 LT 2D
PASTEUR 208.7 FR BECK AVE

DIJ PARQUE RIO LLC
INT201800114523 DD05012018 CO-DC
D.R.D.C.T.

BLK 2/7395 LTS 1A, 1B, 1C, 1D
LESS ROW ACS 1.928
PHILIP NAAB

DIJ PARQUE RIO LLC
INT201800114523 DD05012018 CO-DC
D.R.D.C.T.

BLK 2/7395 LTS 1A, 1B, 1C, 1D
LESS ROW ACS 1.928
PHILIP NAAB

SURVEYOR'S STATEMENT

LEGEND

- o IRS IRON ROD SET
- o IRF IRON ROD FOUND
- o CIRS CAPPED IRON ROD SET
- CM CONTROL MONUMENT
- R.O.W. RIGHT-OF-WAY
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- X-X- FENCE LINE
- E-E- POWER LINE
- W-W- WATER LINE
- WW- WASTEWATER LINE

TREE SURVEY TABLE

#	COMMON NAME	SCIENTIFIC NAME	CALIPER	CONDITION
1	ALAMO	POPULUS FREMONTII	19"	GOOD
2	HACKBERRY	CELTIS OCCIDENTALIS	12"	GOOD
3	HACKBERRY	CELTIS OCCIDENTALIS	13"	GOOD
4	LIVE OAK	QUERCUS VIRGINIANA	16"	GOOD
5	LIVE OAK	QUERCUS VIRGINIANA	15"	GOOD
6	LIVE OAK	QUERCUS VIRGINIANA	12"	GOOD
7	LIVE OAK	QUERCUS VIRGINIANA	13"	GOOD
8	LIVE OAK	QUERCUS VIRGINIANA	16"	GOOD
9	LIVE OAK	QUERCUS VIRGINIANA	15"	GOOD
10	LIVE OAK	QUERCUS VIRGINIANA	12"	GOOD
11	LIVE OAK	QUERCUS VIRGINIANA	13"	GOOD
12	HACKBERRY	CELTIS OCCIDENTALIS	8"	GOOD
13	HACKBERRY	CELTIS OCCIDENTALIS	10"	GOOD
14	HACKBERRY	CELTIS OCCIDENTALIS	8"	GOOD
15	HACKBERRY	CELTIS OCCIDENTALIS	10"	GOOD
16	HACKBERRY	CELTIS OCCIDENTALIS	10"	GOOD
17	HACKBERRY	CELTIS OCCIDENTALIS	11"	GOOD
18	HACKBERRY	CELTIS OCCIDENTALIS	11"	GOOD
19	HACKBERRY	CELTIS OCCIDENTALIS	12"	GOOD

- GENERAL NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUST REALIZATION 2011.
 - THE PURPOSE OF THIS PLAT IS TO REMOVE THE EXISTING 75 FOOT BUILDING LINE.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - ANY NEW OR EXISTING STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - NO EXISTING STRUCTURE ON SITE.

OWNER/DEVELOPER
HUY NGUYEN
LE PHUONG
2222 RIVER CANYON LANE
GARLAND, TEXAS 75041-2180

ENGINEER
GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549

SURVEYOR
ERNEST HEDGCOTH CONSULTING
ENGINEERS, INC.
5701-C MIDWAY ROAD
HALTOM CITY, TEXAS 76117
(817) 831-7711
ATTN: ERNEST HEDGCOTH, RPLS

I, ERNEST HEDGCOTH, 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-9.617 (a)(b)(c)(d) & (e); AND THAT THE DIGITAL DRAWINGS FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2019.

RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ERNEST HEDGCOTH
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 2804

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ERNEST HEDGCOTH, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, NGUYEN HUY, VU THONG AND LE PHUONG, ARE THE SOLE OWNERS OF LOT 2B, BLOCK 2/7395, LESS RIGHT-OF-WAY DEDICATION, BALDWIN PEAVY, BRADFORD & MARTIN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37, PAGE 211 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, **SAVE & EXCEPT** THAT PORTION OF LOT 2B CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 70013, PAGE 567 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO FLIPPIN ENTERPRISES, LLC BY DEED RECORDED IN INSTRUMENT NO. 201700070264 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE CURRENT SOUTHWEST RIGHT-OF-WAY LINE OF N. BUCKNER BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE EAST CORNER OF LOT 3AA, BLOCK 2/7395 OF BALDWIN PEAVY, BRADFORD AND MARTIN SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83201, PAGE 3969 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE NORTH CORNER OF SAID LOT 2B, AND BEING THE WEST CORNER OF SAID STATE OF TEXAS TRACT;

THENCE SOUTH 37 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID N. BUCKNER BOULEVARD, A DISTANCE OF 106.71 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER WITH A YELLOW CAP STAMPED "TXHS", SAID POINT BEING THE NORTH CORNER OF LOT 1AB, BLOCK 2/7395 OF REVISION OF BUILDING LINES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 66208, PAGE 1964 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 58 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 281.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF LOT 21-D, BLOCK 2/7395 OF JOHN REYNOLDS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67060, PAGE 1088 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE SOUTH CORNER OF SAID LOT 2B;

THENCE NORTH 31 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LOT 21-D, A DISTANCE OF 106.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER WITH A YELLOW CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BALDWIN PEAVY, BRADFORD AND MARTIN SUBDIVISION RECORDED IN VOLUME 83201, PAGE 3969, SAID POINT BEING THE NORTH CORNER OF SAID LOT 21-D, SAME BEING THE WEST CORNER OF SAID SAID LOT 2B;

THENCE NORTH 58 DEGREES 28 MINUTES 07 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID BALDWIN PEAVY, BRADFORD AND MARTIN SUBDIVISION RECORDED IN VOLUME 83201, PAGE 3969, A DISTANCE OF 271.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 29,374 SQUARE FEET OR 0.674 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NGUYEN HUY, VU THONG AND LE PHUONG, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS 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 LOCATIONS 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 _____, 2019.

BY: _____
HUY NGUYEN, OWNER

BY: _____
VU THONG, OWNER

BY: _____
LE PHUONG, OWNER

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS NGUYEN HUY, VU THONG, AND LE PHUONG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

**PRELIMINARY PLAT
CASA APARTMENT ADDITION**

BEING A PRELIMINARY PLAT OF
PART OF LOTS 2B, BLOCK 2/7395
BALDWIN PEAVY, BRADFORD & MARTIN ADDITION,
CITY OF DALLAS, DALLAS COUNTY, TEXAS,
CITY PLAN FILE NO. S190-015
ENGINEERING PLAN NO. 311T-____

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____