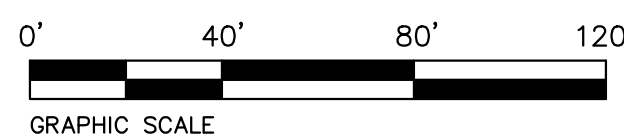


SCALE: 1" = 40'



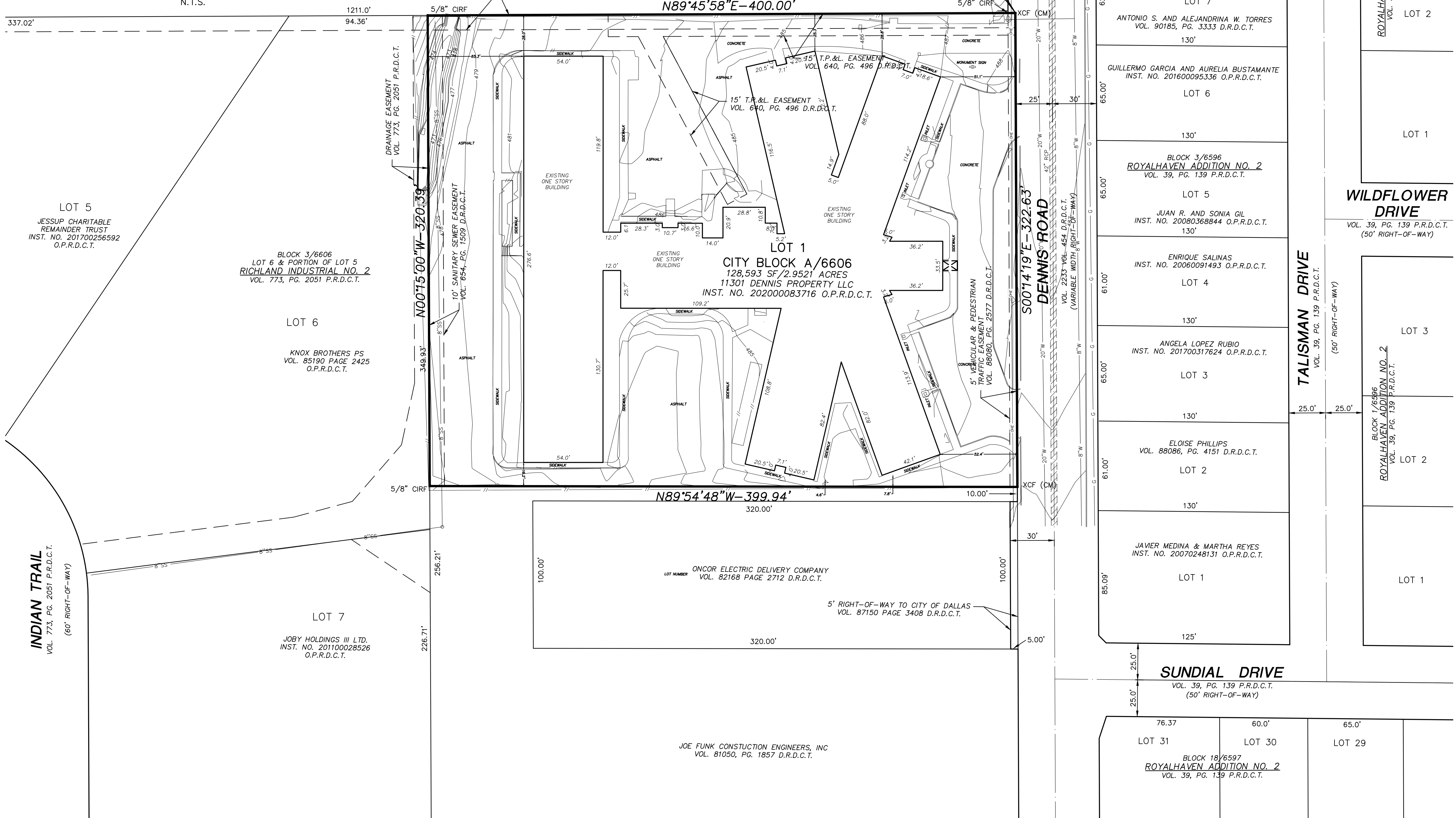
LOCATION MAP

N.T.S.

NORTHAVEN ROAD

VOL. 2233 PAGE 454 D.R.D.C.T.
(60' RIGHT-OF-WAY)

NORTHAVEN TERRACE
INST. NO. 201900124770
O.P.R.D.C.T.



GENERAL NOTES

- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 4811300170K; Map Revised: JULY 7, 2014, for DALLAS County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
- Lot-to-lot drainage is not permitted without Engineering Section approval. Section 51A-8.611(e)
- The purpose of this Preliminary Plat is to create 1 lot from 2.9521 acre tract.
- All structures and improvements that exist on the property to be demolished.
- BASIS OF BEARINGS - Deed to 11301 DENNIS PROPERTY LLC recorded in INST. NO. 20200083716 O.P.R.D.C.T. at found monumentation marked (CM).

LEGEND

C.I.R.F.	CAPPED IRON ROD FOUND
Y.C.I.R.F.	YELLOW CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	COUNTY CLERK'S INSTRUMENT NUMBER

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS, 11301 DENNIS PROPERTY LLC, is the owner of all that certain lot, tract, or parcel of land situated in the HEIRS of FRANKLIN BOWLES SURVEY, ABSTRACT No. 69, and also being located in City of Dallas Block 6607, in the City of Dallas, Dallas County, Texas, and being the same property described in Special Warranty Deed to 11301 DENNIS PROPERTY, LLC, recorded in County Clerk's Instrument Number 20200083716, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING a "X" cut in concrete found on the west right-of-way line of Dennis Road (a variable width R.O.W.), found for the northeast corner of said 11301 Dennis Property, LLC tract and the Southeast corner of a tract of land described in Special Warranty Deed to Northaven Terrace LLC, recorded in County Clerk's Instrument Number 201900124770, O.P.R.D.C.T., said "X" cut in concrete also being the Northeast corner of a 5' vehicular and pedestrian traffic easement granted to the City of Dallas by Stevecreek, Inc., recorded in Volume 80080, Page 2577, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 00 degrees 14 minutes 19 seconds East, along the East line of said 11301 Dennis Property, LLC tract and said 5' vehicular and pedestrian traffic easement and said west right-of-way line, a distance of 322.63 feet to an "X" cut in concrete found for the southeast corner of said 11301 Dennis Property, LLC tract and said 5' vehicular and pedestrian traffic easement; said "X" also being the northeast corner of that certain tract described in deed to Joe Funk Construction Engineers, INC., recorded in Volume 81050, Page 1857 D.R.D.C.T.;

THENCE North 89 degrees 54 minutes 48 seconds West, along the south line of said 11301 Dennis Property, LLC tract and the north line of said Joe Funk Construction Engineers, INC. tract, a distance of 399.94 feet to a capped 5/8-inch iron rod found for the southwest corner of said 11301 Dennis Property, LLC tract located on the East line of Lot 6, Block 3/6606, of the RICHLAND INDUSTRIAL PARK NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 773, Page 2051, of the Plat Records of Dallas County, Texas, said point also being the Northwest corner of said Joe Funk Construction Engineers, INC. tract;

THENCE North 00 degrees 15 minutes 00 seconds West, along the west line of said 11301 Dennis Property, LLC tract and the east line of said RICHLAND INDUSTRIAL PARK NO. 2, a distance of 320.39 feet to a 5/8-inch capped iron rod found for the northwest corner of said 11301 Dennis Property, LLC tract and located on the South line of said Northaven Terrace LLC tract;

THENCE North 89 degrees 45 minutes 58 seconds East, along the north line of said 11301 Dennis Property, LLC tract and the south line of said Northaven Terrace LLC tract, a distance of 400.00 feet to the POINT OF BEGINNING and CONTAINING 128,593 square feet or 2.9521 acres of land.

CORPORATE DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 11301 DENNIS PROPERTY, LLC, acting by and through its duly authorized agent, JOHN CHONG, MANAGING PARTNER, does hereby adopt this plat, designating the herein described property as DENNIS SQUARE 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 roadway 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 _____, 2020.

By:

JOHN CHONG, MANAGING PARTNER
11301 DENNIS PROPERTY, LLC

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared JOHN CHONG, MANAGING PARTNER, 11301 DENNIS PROPERTY, LLC 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

I, KERRY M. HOEFNER, 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 from other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Development Code, (Ordinance No. 19455, as amended) and the Texas Local Government Code, Section 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with sec. 51A-8.617 (a), (b), (c), (d) and (e) of the Dallas City of Dallas Development Code, and that the digital drawing file accompanying this plat is a precise representation of the signed final plat.

Dated this the ____ day of _____, 2020.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KERRY M. HOEFNER - RPLS 4562
2713 CANTRILL STREET
IRVING, TEXAS 75062

NOTARY PUBLIC §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared KERRY M. HOEFNER, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

**PRELIMINARY PLAT
DENNIS SQUARE
ADDITION**

LOT 1, BLOCK A/6606
128,593 SF/2.9521 ACRES
HEIRS OF FRANKLIN BOWLES SURVEY, A-69,
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

CITY OF DALLAS PLAN FILE NO. S201-525

OWNER:

11301 DENNIS PROPERTY, LLC
2625 OLD DENTON ROAD
SUITE 404-A
CARROLLTON, TEXAS 75007
CONTACT: JOHN CHONG
TELEPHONE: 214-766-6942
EMAIL: jschong777@yahoo.com

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100358-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: NOV. 3, 2020	DRAWN BY: JDJR	JDJR PROJECT NO. 1219-3-20
SCALE: 1" = 40'	CHECKED BY: KMH	© COPYRIGHT 2020