

- LEGEND**
- ⊙ water meter
 - ⊙ cleanout
 - ⊙ powerpole
 - ⊙ sign
 - guy wire
 - ⊙ electric meter
 - ⊙ benchmark
 - ⊙ property corner
 - ⊙ gas meter
 - ⊙ bush
 - ⊙ tree
 - chainlink fence
 - wrought iron fence
 - wood fence
 - overhead electric

GENERAL PLAT NOTES:

CIRF = Capped Iron Rod Found

PKNF = P,K, Nail found for corner

"X" FND. = "X" cut in concrete found for corner

(C.M.) = Controlling Monument

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

D.R.D.C.T. = Deed Records, Dallas County, Texas

M.R.D.C.T. = Map Records, Dallas County, Texas

P.R.D.C.T. = Plat Records, Dallas County, Texas

D.P.&L. = Dallas Power and Light Company

INST. #. = Instrument Number

Vol. = Volume

Pg. = Page

R.O.W. = Right-of-Way

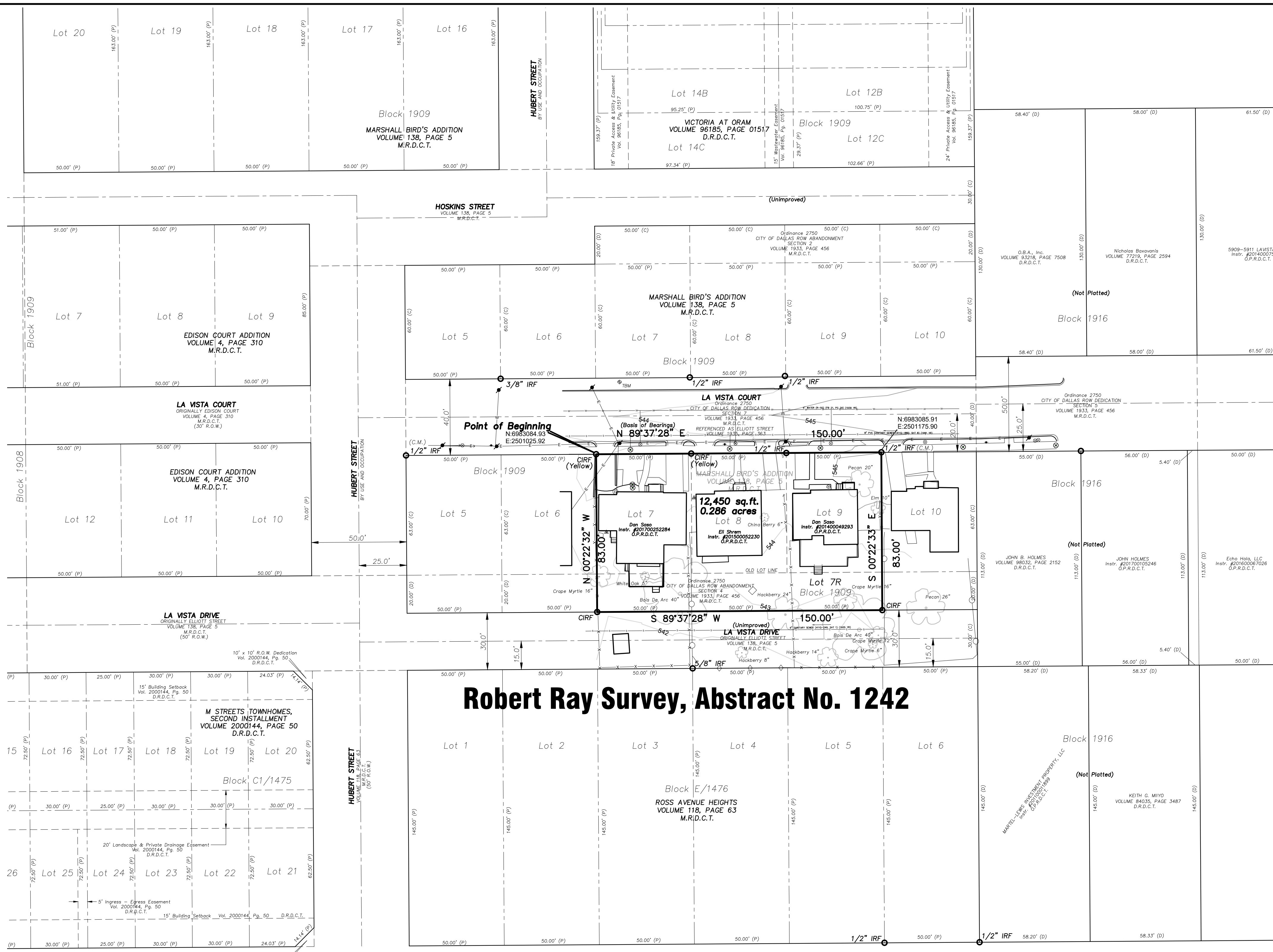
Sq. Ft. = Square Feet

The purpose of this plat is to create 1 lot from multiple lots.

Lot-to-Lot drainage is not permitted without engineering section approval.

Existing Structures are to be demolished.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0335 K, dated July 07, 2014. Property is in Zone X.



Robert Ray Survey, Abstract No. 1242

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Dan Saso and Eli Shrem do hereby adopt this plat, designating the hereon described property as **LOT 7R, BLOCK 1909, MARSHALL BIRD'S 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, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2018.

By: Dan Saso
Owner

By: Eli Shrem
Owner

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 Dan Saso, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

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 Eli Shrem, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

COUNTY OF DALLAS)
STATE OF TEXAS)

WHEREAS, Dan Saso and Eli Shrem, are the owners of three tracts of land situated in the ROBERT RAY Survey, ABSTRACT NO 1242, Dallas County, Texas, further being described as follows:

BEING a 0.286 acre tract of land situated in the ROBERT RAY Survey, ABSTRACT No. 1242, Dallas County, Texas, same being portions of Lots 7, 8, and 9, Marshall Birds Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 138, Page 5, Map Records, Dallas County, Texas, further being all of those certain tracts of land conveyed to Dan Saso by deeds recorded in Instrument Number 201700252284 and 201400049293 together with that certain tract of land conveyed to Eli Shrem recorded in Instrument Number 201500052230, all of the Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod with yellow plastic cap, in the south right-of-way line of La Vista Court (30' R.O.W.), same being in the east line of Lot 6 of said Addition and the west line of said Lot 7, also being the northwest corner of that certain tract of land recorded in Instrument Number 201700252284, Official Public Records, Dallas County, Texas, further being North 89 degrees 37 minutes 28 seconds East, a distance of 100.00 feet from the intersection of said south right-of-way line with the east line of Hubert Street (called 50' R.O.W.);

THENCE North 89 degrees 37 minutes 28 seconds East, along said south right-of-way line, same being the north lines of the aforementioned tracts of land, for a distance of 150.00 feet, to a 1/2" iron rod found in the west line of Lot 10 of said Addition, same being the northeast corner of the aforementioned tract of land recorded in Instrument Number 201400049293, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 22 minutes 33 seconds East, along the west line of said Lot 10, same being the east line of said tract of land, for a distance of 83.00 feet, to a capped iron rod found for corner with blue cap, stamped "KCI 10194365", in the north line of La Vista Drive (30' R.O.W.) as remaining after right-of-way abandonment outlined in City Ordinance 2750, recorded in Volume 1933, Page 456, Map Records, Dallas County, Texas;

THENCE South 89 degrees 37 minutes 28 seconds West, departing said Lot 10, across the south lines of the aforementioned tracts of land, for a distance of 150.00 feet, to a capped iron rod with blue cap, stamped "KCI 10194365" found for the southwest corner of said tracts of land;

THENCE North 00 degrees 22 minutes 32 seconds West, along the west line of said tracts, for a distance of 83.00 feet, to the POINT OF BEGINNING and containing 12,450 square feet or 0.286 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d)&(e); and that the digital drawing file accompanying this plat is a precise representation of this Signed and Record Final Plat.

Dated this the _____ day of _____, 2018.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davison, RPLS No. 6451

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 Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
LOT 7R, BLOCK 1909
MARSHALL BIRD'S ADDITION
Being a Replat of
Lots 7-9, Block 1909, MARSHALL BIRD'S ADDITION,
as recorded in Volume 138, Page 5
Map Records, Dallas County, Texas

SCALE 1" = 30'
February 13, 2018
CITY PLAN FILE NO. S178-117 Sheet 1 of 1

Prepared by KCI Technologies, Inc. 5021 Lakawana Street, Suite 101 Dallas, Texas 75247 214-317-0685 dustin.davison@kci.com

Prepared BY:

SURVEYOR:

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