

- GENERAL NOTES:
- Bearings based on State Plane Coordinate System, North Central Zone, North American Datum of 1983, (1983).
 - Lot to lot drainage will not be allowed without engineering section approval.
 - The purpose of this plat is to create a build able lot from 10.336 acres of land.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
 - No structures on site.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Ronald C. Valk and Robert Shawn Valk, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 2018.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 2018.

Notary Public in and for the State of Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RONALD C. VALK and ROBERT SHAWN VALK, do hereby adopt this plat, designating the herein described property as **SOUTH HAMPTON 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 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 _____ 2018.

Ronald C. Valk _____ Robert Shawn Valk _____

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Ronald C. Valk and Robert Shawn Valk are the owners of 10.336 acres of land in City Block 7558, situated in the John Stephens Survey, Abstract No. 1302, City of Dallas, Dallas County, Texas and being that same tract of land described in Special Warranty Deed with Vendor's Lien to Ronald C. Valk and Robert Shawn Valk, recorded in Instrument No. 201700070129 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a cross found in the east R.O.W. line of S. Hampton Road (a 100' R.O.W.) and being the westernmost southwest corner of Lot 4C, Block B/7588 of Beckleymeade Addition No. 3, an addition to the City of Dallas, Texas, recorded in Instrument No. 201200274925 of the Official Public Records of Dallas County, Texas;

THENCE N 88°52'25" E, 777.04' departing the east line of S. Hampton Road and along the south line of said Lot 4C to a 1/2" iron rod found at the westernmost northwest corner of that same tract of land described in General Warranty Deed to Western Grinding Co. Inc., recorded in Instrument No. 201200118321 of the Official Public Records of Dallas County, Texas;

THENCE S 01°09'45" E, 106.21' along the west line of said Western Grinding Co. Inc. property to a 1/2" iron rod found for corner;

THENCE N 88°12'28" E, 189.17' along the south line of said Western Grinding Co. Inc. property to a cross found in concrete at the westernmost northwest corner of that same tract of land described in General Warranty Deed to 9000 South Hampton, L.L.C., recorded in Instrument No. 20070395898 of the Official Public Records of Dallas County, Texas;

THENCE S 01°10'35" E, 155.25' along the west line of said 9000 South Hampton, L.L.C. property to a 5/8" iron rod found for corner;

THENCE N 88°52'21" E, 240.61' along the south line of said 9000 South Hampton, L.L.C. property to a 5/8" iron rod found for corner in the west line of the aforementioned Lot 4C, Block B/7588 of Beckleymeade Addition No. 3;

THENCE S 01°06'21" E, 181.24', along the west line of said Lot 4C to a 1/2" iron rod found for corner in the north line of Lot 1, Block B/7558 of Gainey Park Addition, an addition to the City of Dallas, Texas, recorded in Volume 96242, Page 4094 of the Map Records of Dallas County, Texas;

THENCE S 88°48'31" W, 1,206.98' along the north line of said Lot 1, Block B/7558 to 5/8" iron rod found for corner in the east line of S. Hampton Road;

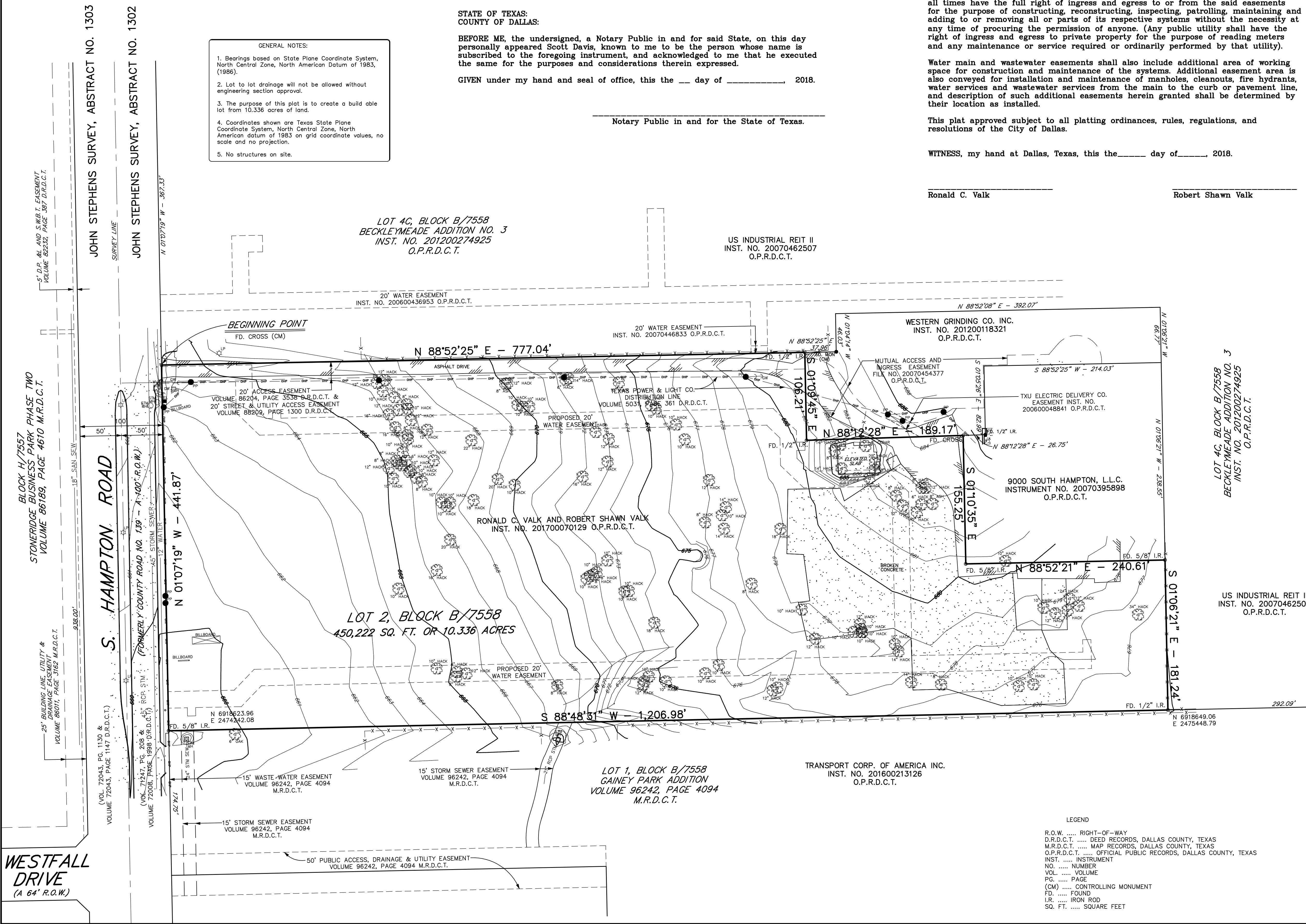
THENCE N 01°07'19" W, 441.87' along the east line of S. Hampton Road to the POINT OF BEGINNING and containing 450,222 square feet or 10.336 acres of land.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



PRELIMINARY PLAT
SOUTH HAMPTON ADDITION
LOT 2, BLOCK B/7558

AN ADDITION OF 10.336 ACRES OF LAND IN CITY BLOCK 7558, SITUATED IN THE JOHN STEPHENS SURVEY, ABSTRACT NO. 1302, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-129

OWNER	ENGINEER
RONALD C. VALK & ROBERT SHAWN VALK 1834 S FM 551 FATE, TEXAS 75189	CUMULUS DESIGN 2080 NORTH HIGHWAY 360, #240 GRAND PRAIRIE, TEXAS 75050 PH. 214-235-0367

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	disc@bcglobal.net 214-321-0569
DATE: 02/12/18	JOB NO. 18001