

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SUNSET MANOR LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SUNSET MANOR 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 OR 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 PLATING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2018.

SUNSET MANOR LLC

NAME: _____, 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 _____ 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. SURVEYOR'S CERTIFICATE

I, LOUIS 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, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.1 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

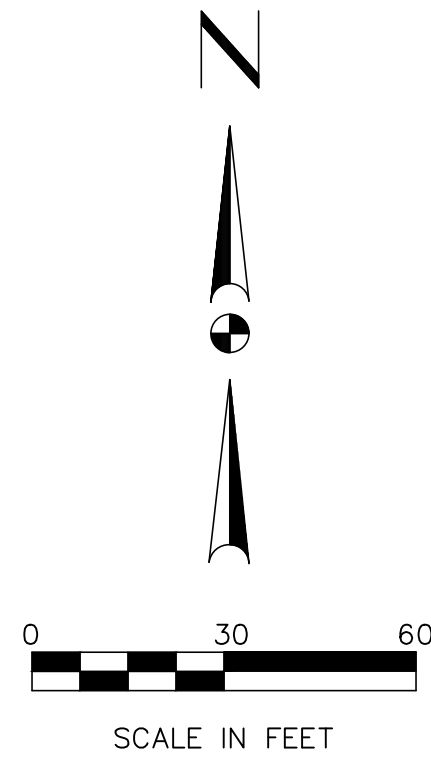
LOUIS M. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS:

COUNTY OF DALLAS:

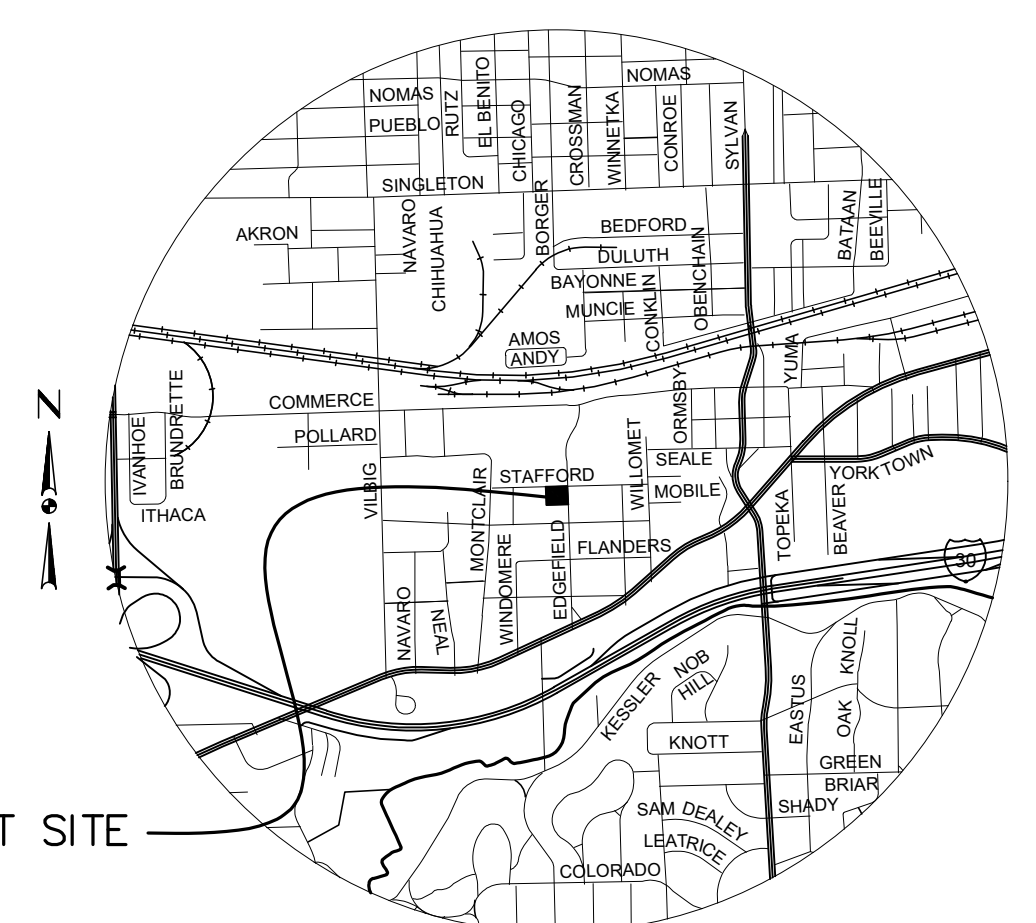
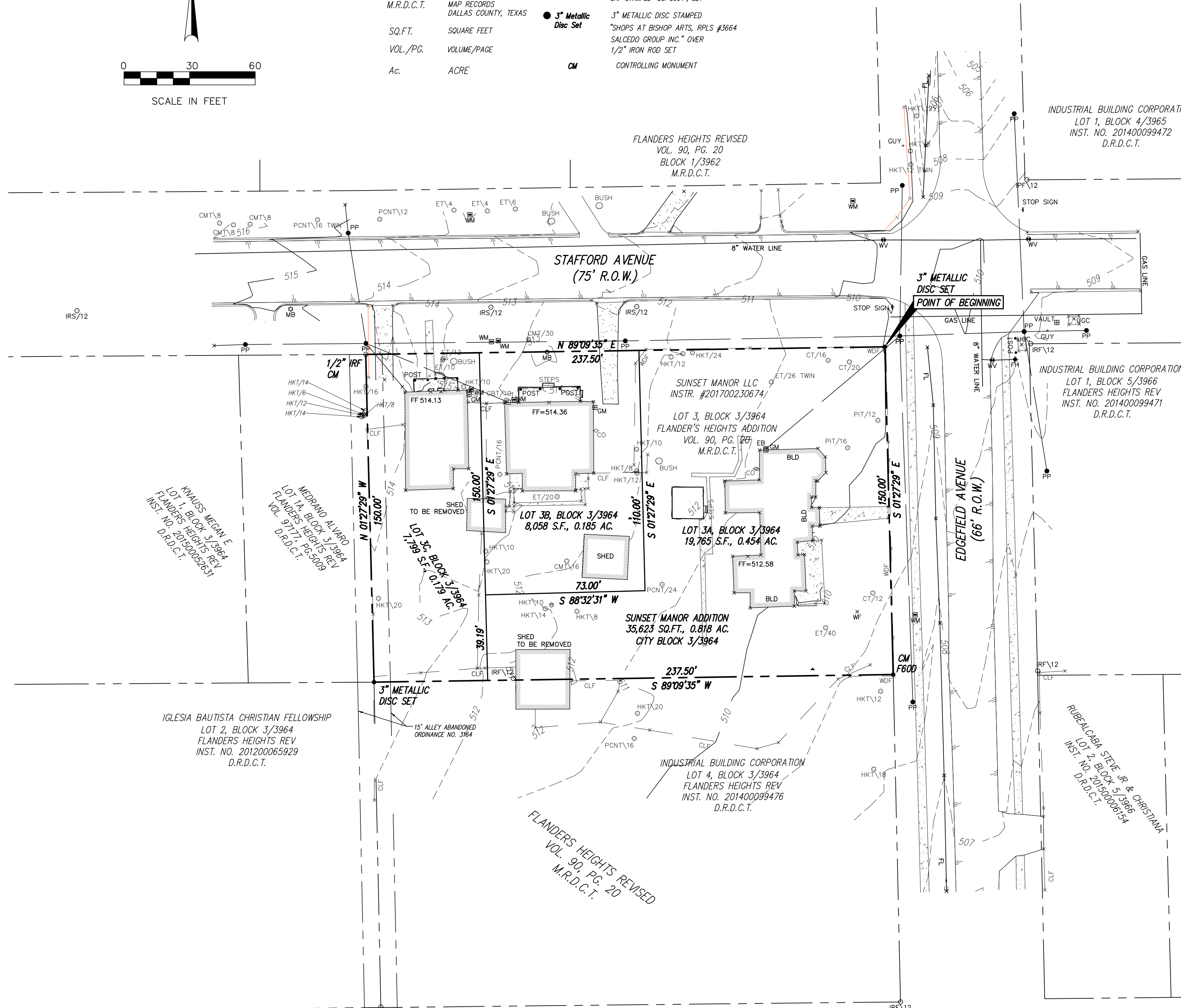
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



Legend of Symbols & Abbreviations

Table with 4 columns: Abbreviation, Description, Symbol, and Additional Info. Includes O.P.R.D.C.T., D.R.D.C.T., M.R.D.C.T., SQ.FT., VOL./PG., Ac., FPK, 1/2" IRF, 1/2" PF, 1/2" RS, 3" Metallic Disc Set, and CONTROLLING MONUMENT.



PROJECT SITE

VICINITY MAP NOT TO SCALE

Owner's Certificate State of Texas County of Dallas

Whereas SUNSET MANOR, LLC, is the Owner of a 35,623 square feet or 0.818 acre tract of land situated in the William Coombes Survey, Abstract Number 290 in the City of Dallas, Dallas County, Texas, and being all of a tract of land conveyed to Sunset Manor LLC by deed recorded in Instrument Number 201700230674 of the Official Public Records of Dallas County, Texas, and being all of Lot 3, Block 3/3964 of the Flander's Heights Addition recorded in Volume 90, Page 20 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Stafford Avenue (75' Right-of-Way) and the west line of Edgfield Avenue (66' Right-of-Way), and being the northeast corner of Lot 3, Block 3/3964 of the Flander's Heights Addition recorded in Volume 90, Page 20 of the Map Records of Dallas County, Texas;

THENCE South 01°27'29" East, a distance of 150.00 feet, along the west line of Edgfield Avenue and the common east line of said Lot 3, to a 3" metallic disc set for the southeast corner of said Lot 3, and being the northeast corner of Lot 4, Block 3/3964 of the Flander's Heights Addition;

THENCE South 89°09'35" West a distance of 237.50 feet, along the south line of said Lot 3 and the common north line of said Lot 4 to a 3" metallic disc set for the southwest corner of said Lot 3, and being the northwest corner of said Lot 4, and being the northeast corner of Lot 2, Block 3/3964 of the Flander's Heights Addition, and being the southeast corner of Lot 1A, Block 3/3964 of the Flander's Heights Revised Addition;

THENCE North 01°27'29" West, a distance of 150.00, along the west line of said Lot 3 and the common east line of said Lot 1A, to a 1/2" iron rod found for the southwest corner of said Lot 3, and being the northeast corner of said Lot 1A, and being in the south line of Stafford Avenue;

THENCE North 89°09'35" East, a distance of 237.50 feet, along the north line of said Lot 3 and the common south line of Stafford Avenue to the POINT OF BEGINNING, and containing 35,623 square feet or 0.818 acres of land, more or less.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM 1 LOT.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY PLAT

SUNSET MANOR ADDITION LOT 3A, 3B, 3C, BLOCK 3/3964 35,623 S.F. or 0.818 Ac.

BEING A REPLAT OF LOT 3, BLOCK 3/3964 FLANDER'S HEIGHTS ADDITION VOL. 90, PG. 20, M.R.D.C.T. AND BEING ALL OF INSTRUMENT NO. 201700230674 WILLIAM COOMBES SURVEY, ABSTRACT #290 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S178-135

DALLAS COUNTY: FLOOD STATEMENT: According to Community Panel No. 48113C0340J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is 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.

SURVEYOR SALCEDO GROUP, INC. 110 SW 2ND STREET GRAND PRAIRIE, TX 75050 (214) 412-3122 OWNERS SUNSET MANOR LLC 1080 W 10TH ST DALLAS, TEXAS 75208

SGI SALCEDO GROUP, INC. 110 SW 2ND STREET GRAND PRAIRIE, TEXAS, 75050 PHONE: (214)-412-3122

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