

GENERAL NOTES:

- Bearings based on State Plane Coordinate System, North Central Zone, North American Datum of 1983, (1986).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create a single lot from an existing lot and the remainder of another lot.
- 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.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Erroll D. Hampton, Sr., is the owner of the remainders of Lots 12 and 13, Block P/4367 of GLENDALE ACRES, an addition to the City of Dallas, Texas, recorded in Volume 1, Page 517 of the Map Records of Dallas County, Texas, and being situated in the James Cole Survey, Abstract No. 232, and being those same tracts of land described in Quit Claim Deed, General Warranty Deed with Vendor's Lien and Special Warranty Deed to Erroll D. Hampton, Sr., recorded in Instrument No. 201200058415, 201400200422 and 201400202589, respectively, of the Official Public Records of Dallas County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a cross found for corner at the present intersection of the southeast R.O.W. line of Five Mile Road (a 40' R.O.W.) with the northeast R.O.W. line of Frio Drive (a variable width R.O.W.);

THENCE N 71°35'32" E, 150.00' along the southeast line of Five Mile Road to a cross found at the west corner of the remainder of Lot 5 of said Glendale Acres addition;

THENCE S 21°17'58" E, 155.00' along the southwest line of Lots 5 and 6 of said addition to 1/2" iron rod found at the north corner of Lot 14 of said addition;

THENCE S 71°35'32" W, 144.99' along the northwest line of said Lot 14 to a 1/2" iron rod found for corner in the northeast line of Frio Drive;

THENCE N 21°17'58" W, 25.00' along the northeast line of Frio Drive to a 1/2" iron rod found for corner;

THENCE S 71°35'32" W, 5.01' along the northeast line of Frio Drive to a 1/2" iron rod found for corner;

THENCE N 21°17'58" W, 130.00' along the northeast line of Frio Drive to the Point of Beginning and containing 23,095 square feet of 0.530 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ERROLL D. HAMPTON, SR., does hereby adopt this plat, designating the herein described property as **ERROLL 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.

Erroll D. Hampton, Sr., Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Erroll D. Hampton, Sr., 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.

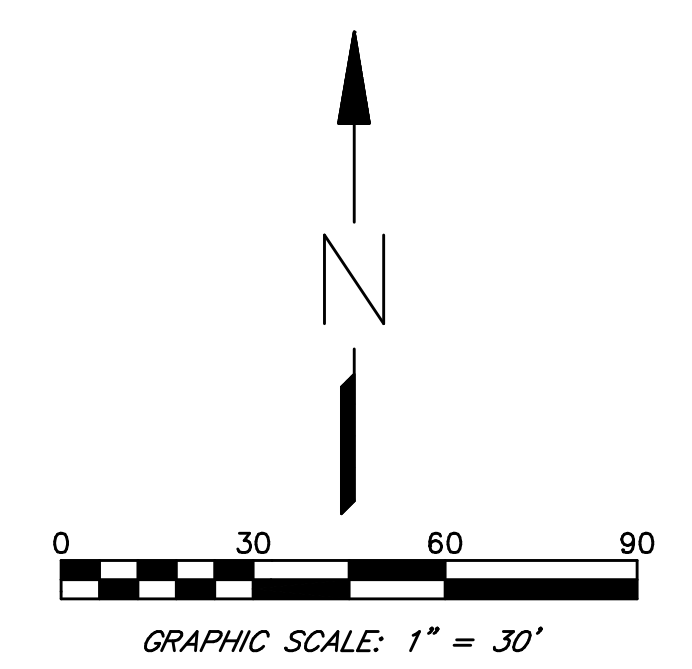
Notary Public in and for the State of Texas.

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.



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
ERROLL HAMPTON ADDITION
LOT 12A, BLOCK P/4367

A REPLAT THE REMAINDER OF LOTS 12 AND 13, BLOCK P/4367 OF GLENDALE ACRES, SITUATED IN THE JAMES COLE SURVEY, ABSTRACT NO. 232, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-188

OWNER

ERROLL D. HAMPTON, SR.
4938 E. FRIO DR.
DALLAS, TX 75216
PH. 214-460-4675

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 4/5/18
JOB NO. 18018

LEGEND

R.O.W. RIGHT-OF-WAY
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
INST. INSTRUMENT
NO. NUMBER
(CM) CONTROLLING MONUMENT
FD. FOUND
I.R. IRON ROD
I.P. IRON PIPE
TYP. TYPICAL
TEL. TELEPHONE PEDESTAL
C/L CHAIN LINK
B/W BARBED WIRE
BLDG. BUILDING
WM WATER METER
WV WATER VALVE
GW GUY WIRE
O/H OVERHEAD
LP LIGHT POLE
GM GAS METER
SAN MH SANITARY SEWER MANHOLE
STM MH STORM SEWER MANHOLE
UGCM UNDERGROUND CABLE MARKER
PP POWER POLE
FH FIRE HYDRANT
CO CLEANOUT
T TRANSFORMER
CONC. CONCRETE
ASPHALT ASPHALT