



OWEN MALLOY INVESTMENTS, LLC
INSTRUMENT NO. 201600100943
O.P.R.D.C.T.

RANGEL V. ANGEL
VOLUME 2003113, PAGE 040
D.R.D.C.T.

BAYLOR HEALTH CARE SYSTEM
VOLUME 97096, PAGE 3437
D.R.D.C.T.

ALL STARS PROJECT, INC.
INSTRUMENT NO. 201700361034
O.P.R.D.C.T.

BAYLOR HEALTH CARE SYSTEM
VOLUME 2003068, PAGE 6527
D.R.D.C.T.

KAMBIZ KHADIVI
VOLUME 2003024, PAGE 2367
D.R.D.C.T.

KAMBIZ KHADIVI
VOLUME 2002133, PAGE 2118
D.R.D.C.T.

STATE-PLANE COORDINATES
N= 6975487.62
E= 2498644.14

STATE-PLANE COORDINATES
N= 6975743.34
E= 2498749.43

ENGINEER:
MACATEE ENGINEERING, LLC.
3519 MILES STREET
DALLAS, TEXAS 75209
(214) 373-1180 (VOICE)

OWNER/DEVELOPER:
MARTINEZWALLACE, LLC
801 N PEAK STREET
DALLAS, TEXAS 75248-1346

TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	18-063
DATE:	May 24, 2018
SCALE:	1" = 40'
DRAWN BY:	RP



SHEET: 1 OF 1

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas MartinezWallace, LLC are the sole owners of all that certain .895 acre, or parcel of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas and being located in Duncans Subdivision, an addition to the City of Dallas, according to the plat thereof recorded in Volume 165, Page 611, Deed Records, Dallas County, Texas, and being the same tract of land described in deed to MartinezWallace, LLC, recorded in Instrument No. 201800077206, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Being all of Lots 1, 2, 3, 4 & 5 Block B/798 of said Duncans Subdivision:

BEGINNING at a 3/8 inch iron rod found at the westernmost corner of the said MartinezWallace tract at the northeast intersection of the northeasterly line of South Haskell Avenue (A 50 foot right-of-way) and the southeasterly line of Worth Street (A 60 foot right-of-way);

THENCE North 44 degrees 38 minutes 43 seconds ast along the common line of the said MartinezWallace tract and the said Worth Street right-of-way, a distance of 150.00 feet to an iron rod set with a 3 1/4 inch metal cap stamped "HASKELL-WORTH RPLS 3047" in the southwesterly line of an alley abandoned by City of Dallas ordinance No. 18005;

THENCE South 45 degrees 21 minutes 17 seconds East along the north line of the said MartinezWallace tract and the southerly line of the said alley, a distance of 150.00 feet to an iron rod set with a 3 1/4 inch metal cap stamped "HASKELL-WORTH RPLS 3047" in the north line of the remainder of lot 6 of said Duncans Subdivision;

THENCE South 44 degrees 38 minutes 43 seconds West along the common line of the said MartinezWallace tract and the said remainder, a distance of 150.00 feet to a Mag Nail set with a 2 inch brass washer stamped "HASKELL-WORTH RPLS 3047" in the north line of the said South Haskell Avenue;

THENCE North 45 degrees 21 minutes 17 seconds West along the south line of the said MartinezWallace tract and the north line of the said South Haskell Avenue, a distance of 260.00 feet to the POINT OF BEGINNING and containing 39,000 square feet or 0.895 acres of computed land.

SURVEYOR'S STATEMENT

I, William P. Price, 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.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William P. Price Date _____
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2018.

Notary Public in and for Dallas County, Texas

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MartinezWallace, LLC, acting by and through their duly authorized agents, _____, do hereby adopt this plat, designating the herein described property as Lots 1A, Block B/798, **HASKELL-WORTH 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.

MartinezWallace, LLC

BY: _____

PRINTED NAME : _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2018.

Notary Public in and for Dallas County

NOTES:

1. IRF - IRON ROD FOUND
2. CIRS - CAPPED IRON ROD SET WITH 3 1/4" METAL CAP STAMPED "HASKELL-WORTH RPLS NO. 3047"
3. MAG NAIL SET - MAG NAIL W/ 2 INCH BRASS WASHER STAMPED "HASKELL-WORTH RPLS NO. 3047"
4. IRFC - IRON ROD FOUND CAPPED
5. R.O.W. - RIGHT-OF-WAY
6. C.M. - CONTROLLING MONUMENT
7. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
8. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
9. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
10. INST. NO. - INSTRUMENT NUMBER
11. P.O.B. - POINT OF BEGINNING
12. FND. - FOUND
13. ESMT - EASEMENT
14. VOL. - VOLUME
15. PG. - PAGE

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO REPLAT 5 LOTS INTO 1 LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps DALLAS County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date August 23, 2001 Community Panel No. 48113C 0345J subject lot is located in Zone X.
If this site is not within an identified 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 Flood Statement shall not create liability on the part of the Surveyor.