



SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE NORTHWEST RIGHT-OF-WAY LINE OF HOOD STREET BEARING NORTH 45°11'31" WEST, AS RECORDED IN INSTRUMENT NO. 201700326394, DEED RECORDS, DALLAS COUNTY, TEXAS.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. PURPOSE OF THIS PLAT: TO CREATE ONE LOT.
4. "TEXAS STATE PLANE COORDINATES" ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CRESCENT ESTATES CUSTOM HOMES LP IS THE OWNER OF A 0.433 ACRE TRACT OF LAND SITUATED IN THE J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING LOTS 11, 12 & 13, BLOCK 7/1012, OAKLAWN PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 131, PAGE 130, MAP RECORDS, DALLAS COUNTY, TEXAS; 0.433 ACRE TRACT ALSO BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO CRESCENT ESTATES CUSTOM HOMES LP BY SPECIAL WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 201700326394, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD AT THE INTERSECTION OF THE SOUTHWEST LINE OF ROUTH STREET (50' R.O.W.) AND NORTHWEST LINE OF HOOD STREET (50' R.O.W.);

THENCE NORTH 45°11'31" WEST, A DISTANCE OF 149.77' TRaversing SAID SOUTHWEST LINE OF ROUTH STREET (50' R.O.W.) TO A FOUND IRON ROD FOR CORNER TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SOHO SQUARE CONDOS, AS RECORDED IN VOLUME 84183, PAGE 4473 OF THE CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 45°11'31" EAST, A DISTANCE OF 134.77' TRaversing SAID SOUTHWEST LINE OF ROUTH STREET (50' R.O.W.) TO A SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CORNER CLIP;

THENCE SOUTH 00°17'14" EAST, A DISTANCE OF 21.25' TRaversing SAID CORNER CLIP TO A SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752" FOR CORNER, SAID CORNER BEING IN THE NORTHWEST LINE OF SAID HOOD STREET (50' R.O.W.);

THENCE SOUTH 44°37'09" WEST, A DISTANCE OF 111.64' TRaversing THE NORTHWEST LINE OF SAID HOOD STREET (50' R.O.W.) TO A FOUND PK 60D NAIL FOR CORNER, SAID CORNER BEING IN THE NORTHEAST LINE OF A 15' PUBLIC ALLEY;

THENCE NORTH 45°10'36" WEST, A DISTANCE OF 150.16' DEPARTING THE NORTHWEST LINE OF SAID HOOD STREET (50' R.O.W.) AND TRaversing THE NORTHEAST LINE OF A 15' PUBLIC ALLEY TO A PK 60D NAIL FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 7/1012 OF SAID OAKLAWN PLACE ADDITION;

THENCE NORTH 44°47'35" EAST, A DISTANCE OF 126.60' TRaversing THE COMMON LINE OF THE NORTHWEST LINE OF SAID LOT 11 WITH THE SOUTHEAST LINE OF SAID LOT 10 BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.433 ACRE (18,876 SQUARE FEET) TRACT OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CRESCENT ESTATES CUSTOM HOMES LP ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ROUTH AND HOOD 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 AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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.

CRESCENT ESTATES CUSTOM HOMES LP

MEHRDAD MOAYEDI
MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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, VICTOR LISSIAK, JR., 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 (g)(b)(c)(d) 8 (b); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2018

VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR. 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 THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT
ROUTH AND HOOD ADDITION
LOT 1, BLOCK 7/1012
REPLAT OF
LOTS 11, 12 & 13, BLOCK 7/1012
OAKLAWN PLACE ADDITION
V. 131, P. 130, M.R.D.C.T.

J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S178-193
ENGINEERING PLAN FILE NO. 311T-XXXX
MAY 9, 2018

OWNER:
CRESCENT ESTATES CUSTOM HOMES LP
1800 VALLY VIEW LANE, SUITE 400
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI
TEL: (469)892-7200

SURVEYOR:
VIEWTECH, INC.
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
TEL: (972)661-8187
CONTACT: VICTOR LISSIAK JR.