

GENERAL NOTES:

1. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 0.22 ACRES.
4. 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.
5. NO STRUCTURES ON SITE.

LOT 27C, BLOCK 6531
SILVERWING REPLAT
VOL. 93213, PG. 8527
D.R.D.C.T.

LOT 27B, BLOCK 6531
SILVERWING ADDITION
VOL. 85246, PG. 5449
D.R.D.C.T.

JAMES MICHAEL FARRAR
VOL. 91209, PG. 182
D.R.D.C.T.

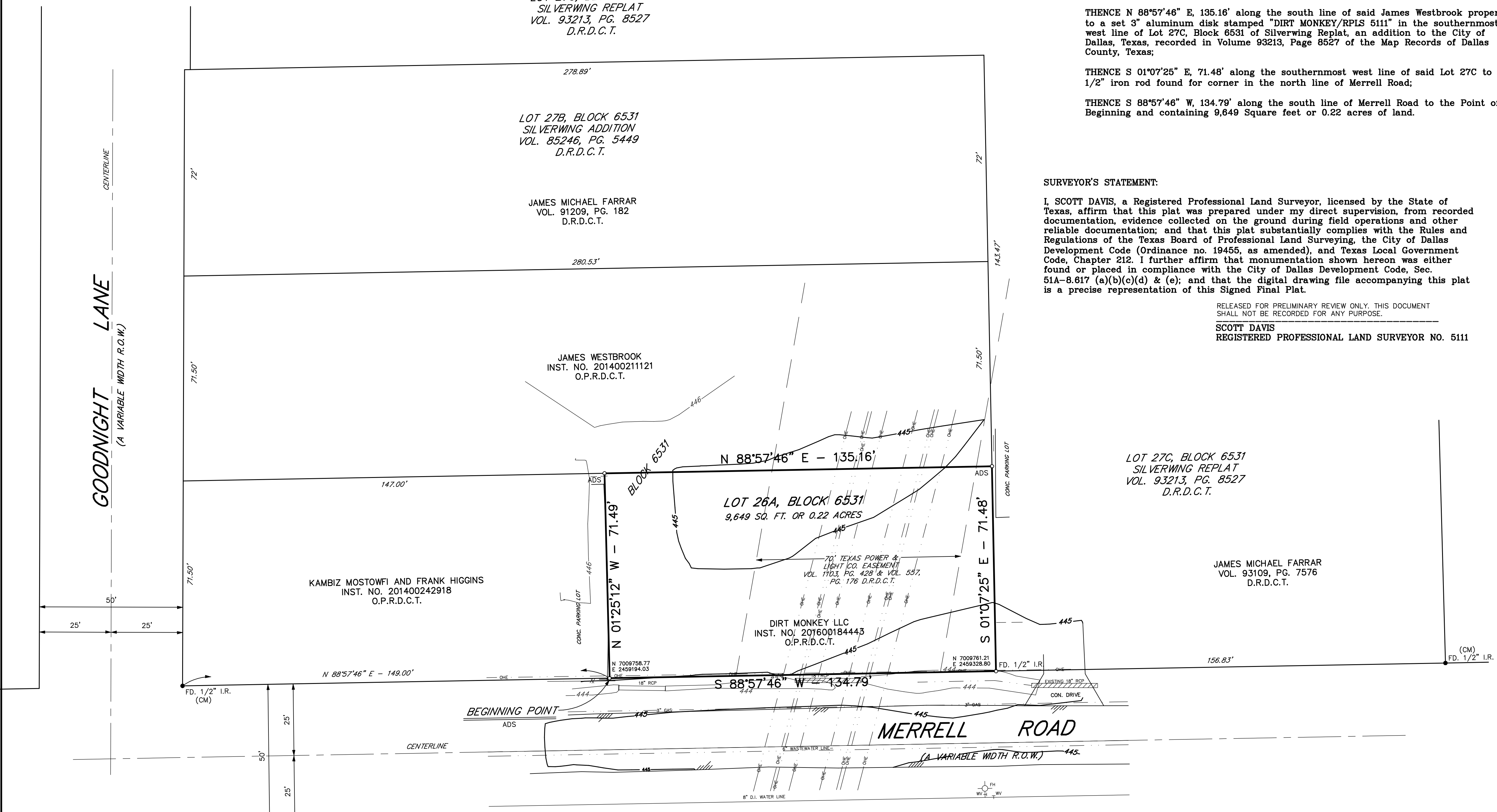
JAMES WESTBROOK
INST. NO. 20140021121
O.P.R.D.C.T.

JAMES MICHAEL FARRAR
VOL. 93109, PG. 7576
D.R.D.C.T.

LOT 27C, BLOCK 6531
SILVERWING REPLAT
VOL. 93213, PG. 8527
D.R.D.C.T.

LOT 26A, BLOCK 6531
9,649 SQ. FT. OR 0.22 ACRES

DIRT MONKEY LLC
INST. NO. 201600184443
O.P.R.D.C.T.



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
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. INSTRUMENT
NO. NUMBER
ADS SET 3" ALUMINUM DISK STAMPED "DIRT MONKEY/RPLS 5111"
(CM) CONTROLLING MONUMENT
FD FOUND
I.R. IRON ROD
OHE OVERHEAD ELECTRIC LINES
WM WATER METER
WV WATER VALVE
GW GUY WIRE
SAN MH SANITARY SEWER MANHOLE
STM MH STORM SEWER MANHOLE
FH FIRE HYDRANT
CO CLEANOUT
CONC. CONCRETE
ASPHALT ASPHALT

CHARLES ANDREW RHODES
VOL. 95126, PG. 2993
D.R.D.C.T.

LOT 25A, BLOCK 6530
GLEN WALTERS ADDITION
VOL. 76207, PG. 1865
D.R.D.C.T.

JAG-MAC JAGUAR SERVICE, INC.,
INST. NO. 200600370585
O.P.R.D.C.T.

LOT 54B, BLOCK 6530
GAMBLE PROPERTIES
VOL. 86027, PG. 3065
D.R.D.C.T.

DIRT MONKEY, LLC,
INST. NO. 201400244402
O.P.R.D.C.T.

LOT 53A, BLOCK 6530
WILLIAMS OFFICE PRODUCTS ADDITION
VOL. 93020, PG. 2157
D.R.D.C.T.

DIRT MONKEY, LLC,
INST. NO. 201300197117
O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS DIRT MONKEY LLC is the owner of all that certain lot, tract or parcel of land situated in the D.R.S.C. Galloway Survey, Abstract No. 522, and being a part of City Block 6531 of the City of Dallas, Dallas County, Texas, and being all of that same tract of land described in General Warranty Deed to Dirt Monkey LLC, recorded in Instrument No. 201600184443 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 3" aluminum disk stamped "DIRT MONKEY/RPLS 5111" at the southeast corner of that same tract of land described in Special Warranty Deed to Kambiz Mostowfi and Frank Higgins, recorded in Instrument No. 201400242918 of the Official Public Records of Dallas County, Texas; said point being in the north R.O.W. line of Merrell Road (a variable width R.O.W.) and being N 88°57'46" E, 149.00' from a 1/2" iron rod found at the present intersection of the north line of Merrell Road with the east R.O.W. line of Goodnight Lane (a variable width R.O.W.);

THENCE N 01°25'12" W, 71.49' along the east line of said Kambiz Mostowfi and Frank Higgins property to a set 3" aluminum disk stamped "DIRT MONKEY/RPLS 5111" in the south line of that same tract of land described in Special Warranty Deed to James Westbrook, recorded in Instrument No. 20140021121 of the Official Public Records of Dallas County, Texas;

THENCE N 88°57'46" E, 135.16' along the south line of said James Westbrook property to a set 3" aluminum disk stamped "DIRT MONKEY/RPLS 5111" in the southernmost west line of Lot 27C, Block 6531 of Silverwing Replat, an addition to the City of Dallas, Texas, recorded in Volume 93213, Page 8527 of the Map Records of Dallas County, Texas;

THENCE S 01°07'25" E, 71.48' along the southernmost west line of said Lot 27C to a 1/2" iron rod found for corner in the north line of Merrell Road;

THENCE S 88°57'46" W, 134.79' along the south line of Merrell Road to the Point of Beginning and containing 9,649 Square feet or 0.22 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 herein 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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DIRT MONKEY LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as DIRT MONKEY 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 hereon 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 _____, 2017.

DIRT MONKEY LLC

Richard Rawlings, President

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Richard Rawlings, 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 _____, 2017.

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 _____, 2017.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
DIRT MONKEY ADDITION
LOT 26A, BLOCK 6531

AN ADDITION OF 0.22 ACRES SITUATED IN THE D.R.S.C. GALLOWAY SURVEY, ABSTRACT NO. 522, AND BEING PART OF CITY BLOCK 6531 OF THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 167-181
ENGINEERING PLAN FILE NO. 3111-9298

OWNER	ENGINEER
DIRT MONKEY LLC 2317 MERRELL RD. DALLAS, TX 75229	WALLS & ASSOCIATES P.O. BOX 532642 GRAND PRAIRIE, TX 75053 DAVID@WALLS@BCCGLOBAL.NET

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	disc@bcbglobal.net 214-321-0569
--	------------------------------------