

P:16779 Irving Blvd\6779 pre-plat.dwg, 6/21/2018 10:19:39 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Rasar Inc. LLC is the owner of a 0.459 acre tract of land situated in the Hiram Bennet Survey, Abstract No. 83, Dallas County, Texas and being all of that tract of land conveyed to Rasar Inc. LLC by Special Warranty Deed recorded in County Clerk's File No. 201700334429, Official Public Records, Dallas County, Texas; said 0.459 acre tract being more particularly described by metes and bounds as follows;

BEGAINING, at a 3-inch aluminum monument found at the north corner of said 0.459 acre tract; said point also being the intersection of the southeast right-of-way line of Inwood Road (356 feet wide) and the southwest right-of-way line of Irving Boulevard (330 feet wide); said point also being the beginning of a curve to the right having a radius of 1367.69 feet;

THENCE, with the said southwest right-of-way line of Irving Boulevard, the following metes and bounds;

Southeasterly, with said curve to the right, through a central angle of 02 degrees 39 minutes 12 seconds, an arc distance of 63.34 feet (chord bears South 68 degrees 30 minutes 16 seconds East, 63.33 feet) to a "x" cut in concrete found at the end of said curve;

South 67 degrees 10 minutes 40 seconds East, a distance of 282.40 feet to a point (3/4-inch iron pipe found at the southeast corner of said 0.459 acre tract; said point also being on the north line of Old Channel of the Trinity River;

THENCE, with the common line of said 0.459 acre tract and north line of said Old Channel of the Trinity River, the following metes and bounds;

North 72 degrees 27 minutes 10 seconds West, leaving said southwest right-of-way line, a distance of 44.77 feet to a 1/2-inch iron rod found for corner;

North 89 degrees 00 minutes 30 seconds West, a distance of 333.36 feet to a 1/2-inch iron rod found at the southwest corner of said 0.459 acre tract; said point also being at the intersection of said north line of Old Channel of the Trinity River and the said southeast right-of-way line of Inwood Road;

THENCE, North 28 degrees 34 minutes 50 seconds East, with said southeast right-of-way line, a distance of 126.89 feet to the POINT OF BEGINNING;

CONTAINING, 19,976 square feet or 0.459 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Joe F. Hall, Floyd Hall and Urban Mixed Use, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as AAMCO 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 driveway management areas shown hereon. The easements shown hereon are hereby reserved for the purpose indicated. The utility and fire line easements shall be open to the public, its and police staffs, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 buildings, 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, performing, maintaining and adding to or removing all or parts of its respective systems without the necessity of any form 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 planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas this _____ day of _____, 2018.

By: _____
RASAR INC LLC
RABBI AMIR MATHOO - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe F. Hall, 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

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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. 19450, as amended, and Texas Local Government Code, Chapter 202. I further affirm that documentation shown hereon was either FOUND or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.077 (a)(1)(c)(i) & (ii); and that the digital drawing (file accompanying this plat) is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

RELEASED 6/20/2018 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert W. Schneeberg, 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.

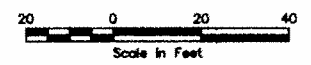
Notary Public in and for the State of Texas

GENERAL NOTES

- Bearings based on the south right-of-way line of Irving Boulevard bearing South 67 degrees 10 minutes 40 seconds East, as shown on the plat of Lot 3A, Block 21/882, Grand Park Gateway No. 1, recorded in County Clerk's Instrument No. 20160328957, Official Public Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 1 platted lot.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Building to be removed.

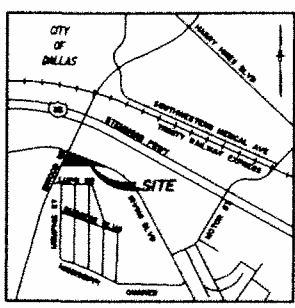
BENCHMARKS:

- CITY BM.
BM No. 802 34-W-2
A SQUARE IS CUT ON CENTER OF CONCRETE CURB ON INLET NORTH SIDE OF IRVING BOULEVARD IN FRONT OF BUILDING No. 2780 IRVING BOULEVARD. ELEV.= 403.78
- SITE BM.
BM No. 1
SQUARE CUT WITH "x" SET ON MEDIAN NOSE ON IRVING BOULEVARD AT THE SOUTHWEST INTERSECTION OF IRVING BOULEVARD AND INWOOD ROAD APPROXIMATELY 11' FROM MEDIAN NOSE BACK OF CURB. ELEV.=402.98'
- SQUARE CUT WITH "x" SET ON MEDIAN NOSE ON INWOOD ROAD AT THE SOUTHWEST INTERSECTION OF INWOOD ROAD AND IRVING BOULEVARD APPROXIMATELY 13.6' FROM MEDIAN NOSE BACK OF CURB. ELEV.=403.96'



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- GR.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- O.P.A.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- V. VOLUME
- P. PAGE
- R.O.W. RIGHT-OF-WAY
- CM CONTROLLING MONUMENT



VICINITY MAP

PRELIMINARY PLAT
AAMCO ADDITION
LOT 1, BLOCK 7909

BEING ALL OF
BLOCK 7909
HIRAM BENNET SURVEY, ABSTRACT NO. 83
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. SXXX-XXX
ENGINEERING NO. 311T-XXXX

OWNER:
RASAR INC LLC
3700 BOXBURY LANE
PLANO, TX 75088
ATTN: RABBI AMIR MATHOO
ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@rs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75083
Phone: 972-516-8800

Gonzalez & Schneeberg
engineers - surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75083
(972) 516-8800
TX ENGINEERING FIRM REG. NO. F-3376
FIRM NO. DATE
1" = 32'
JUNE, 2018
TX SURVEYING FIRM REG. NO. 100752-00
FIRM NO. DATE
6776-18-06-01 6776REPLAT

178-234