

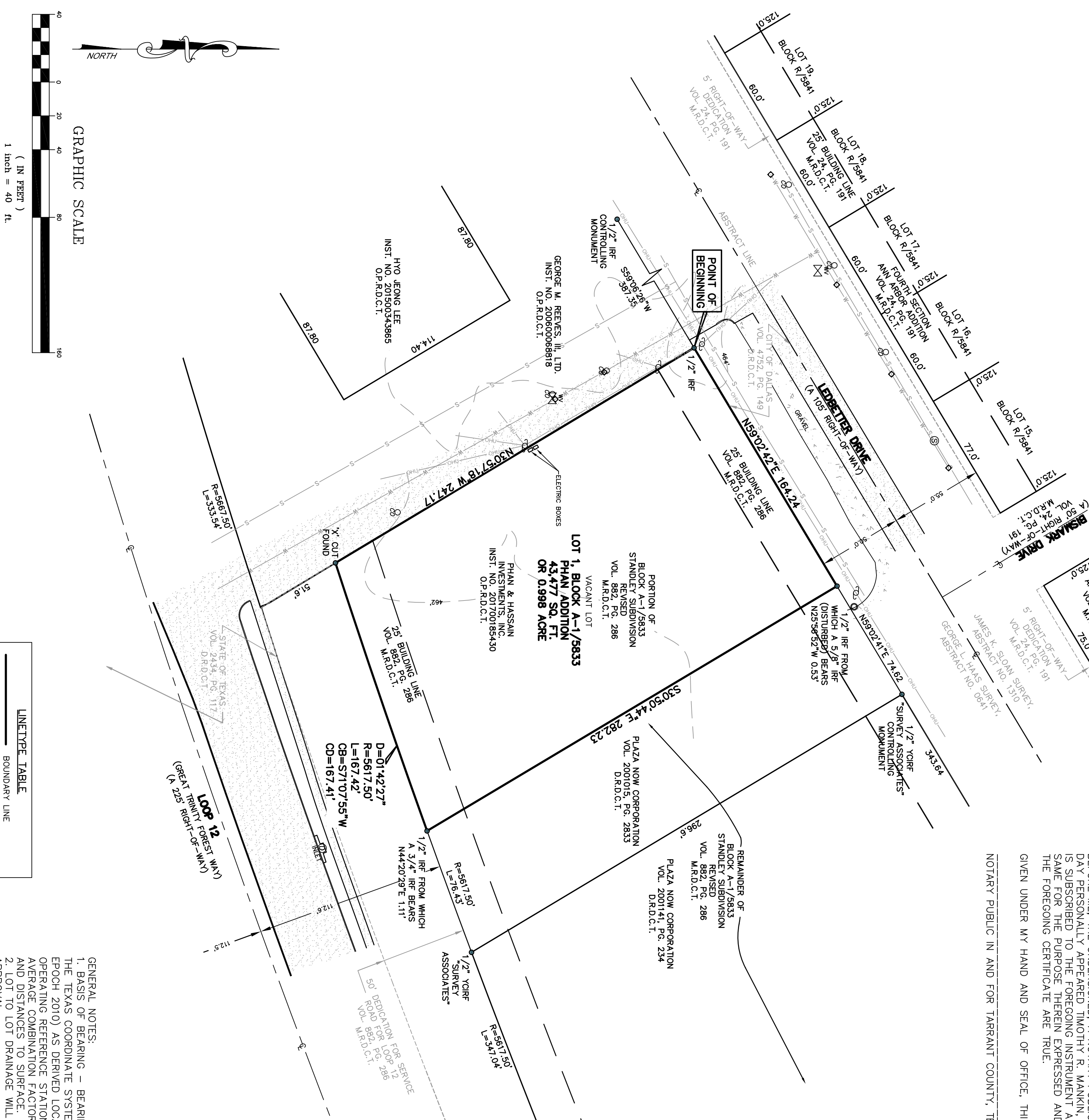
- Legend
1. D.R.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 2. M.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 3. IRR - IRRON ROAD FOUND
 4. IRR - IRRON ROAD FOUND
 5. IRR - IRRON ROAD FOUND
 6. IRR - IRRON ROAD FOUND
 7. VOL. - VOLUME
 8. PG. - PAGE NO.
 9. PG. - PAGE NO.
 10. C - CENTERLINE

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, HAVE PERSONALLY EXAMINED THE SURVEY INSTRUMENT, PREPARED BY ME, AND THE RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLETES 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.

DATED THIS _____ DAY OF _____, 2017
PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122
 TIMOTHY R. MANKIN

STATE OF TEXAS;
 COUNTY OF TARRANT;
 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 _____, 2017.
 NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS



- GENERAL NOTES:
1. BASIS OF BEARING - BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS, AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A PORTION OF A PLATTED CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. ELEVATIONS ARE BASED ON CITY OF DALLAS MAPS AS PROVIDED ON DFWMAPS.COM
 6. NO STRUCTURES ON SITE.
 7. BASED ON FIELD OBSERVATIONS, PLANS OBTAINED FROM THE CITY OF DALLAS, AND MARKINGS ORDERED THROUGH DIGITIS, ALL OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN HEREON.

- LEGEND
- ⊗ GAS METER
 - ⊗ IRR CONTROL VALVE
 - ⊗ TELEPHONE PEDestal
 - ⊗ DOWN GUY
 - ⊗ S.S. MANHOLE
 - ⊗ CLEAN OUT
 - ⊗ WATER MANHOLE
 - ⊗ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ FUEL PORT
 - ⊗ TRANSFORMER PAD
 - ⊗ ELECTRIC METER
 - ⊗ STORM DRAIN MANHOLE
 - ⊗ HANDICAP SPACE
 - ⊗ WATER MANHOLE
 - ⊗ TRAFFIC SIGNAL POLE
 - ⊗ TELEPHONE MANHOLE
 - ⊗ SIGN MANHOLE
 - ⊗ S.W. MANHOLE
 - ⊗ VAULT
 - ⊗ A/C PAD
 - ⊗ LIGHT POLE
 - ⊗ TYPICAL FENCE
 - ⊗ BOLLARD
 - ⊗ COVERED AREA

LINE/TYPE TABLE

---	BOUNDARY LINE
---	ADJONER LINE
---	CONTOUR LINE
---	WATER LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	STREET CENTERLINE

STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Pham & Hussain Investments, Inc. is the owner of that certain tract of land situated in the George L. Hoos survey, Abstract No. 641, City of Dallas, Dallas County, Texas, and being part of Block A-1/5833 of the Standley Subdivision Revised, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 882, Page 286, Map Records, Dallas County, Texas, and being that certain tract of land conveyed by General Warranty Deed to Pham & Hussain Investments, Inc., as recorded in Instrument Number 201700185430, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Pham tract, same being the northwest corner of said Block A-1/5833, same being in the southeast right-of-way line of Lebetter Drive (a 100' public right-of-way), same being the northeast corner of that certain tract of land to George M. Reeves, III, Ltd., by deed recorded in Instrument Number 200600068818, said Official Public Records;

THENCE North 59 deg. 02 min. 42 sec. East, along the common line of said Pham tract, said Block A-1, and said Lebetter Drive, a distance of 164.24 feet to a 1/2 inch iron rod found for the northeast corner of said Pham tract, and said Block A-1/5833, from which a 5/8 inch iron rod found (disturbed) bears North 25 deg. 56 min. 52 sec. West, 0.53 feet, same being the northwest corner of that certain tract of land to Plaza Now Corporation, by deed recorded in Volume 2001015, Page 2833, Deed Records, Dallas County, Texas;

THENCE South 30 deg. 50 min. 44 sec. East, along the common line of said Pham tract, and said Plaza Now tract, and through the interior of said Block A-1/5833, a distance of 282.23 feet to a 1/2 inch iron rod found for the southeast corner of said Pham tract, from which a 3/4 inch iron rod found bears North 44 deg. 20 min. 29 sec. East, 1.11 feet, same being in the south line of said Block A-1/5833, same being the southwest corner of said Plaza Now tract, same being in the north right-of-way line of Loop 12 (Great Trinity Forest Way) (a 225' right-of-way, at this point), same being the beginning of a non-tangent curve to the right having a radius of 167.41 feet, a delta angle of 01 deg. 42 min. 27 sec., and a chord bearing and distance of South 71 deg. 07 min. 53 sec. West, 167.41 feet;

THENCE in a southeasterly direction, and along the common line of said Pham tract, and said Loop 12, and along said non-tangent curve to the right, on arc distance of 167.42 feet to an 'X' cut found for the southwest corner of said Pham tract, same being the southwest corner of said Block A-1/5833, same being in the east line of aforesaid Reeves tract;

THENCE North 30 deg. 57 min. 18 sec. West, along the common line of said Pham tract, said Block A-1/5833, and said Reeves tract, a distance of 247.17 feet to the POINT OF BEGINNING and containing 43,477 square feet or 0.998 acre of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, **PHAM & HUSSAIN INVESTMENTS, INC.** DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PHAM 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 HEREON. 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 GROWTH 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 PERSONS USING THE SAID EASEMENTS AS SHOWN. THESE SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY REMOVE 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 AND UPON 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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, TEXAS. EXECUTED THIS _____ DAY OF _____, 2017.

PHAM & HUSSAIN INVESTMENTS, INC.
 BY: _____
 NAME: KHEIM PHAN, PRESIDENT

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 KHEIM PHAN, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

OWNER/DEVELOPER:
 PHAM & HUSSAIN INVESTMENTS, INC.
 KHEIM PHAN
 1611 PARK GARDEN CT.
 CEDAR HILL, TX 75104

THIS PLAT FILED IN INSTRUMENT NO. _____

**PRELIMINARY PLAT
 PHAM ADDITION**

LOT 1, BLOCK A-1/5833
 PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO
 PHAM & HUSSAIN INVESTMENTS, INC., BY DEED RECORDED
 UNDER INSTRUMENT NUMBER 201700185430,
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 AND BEING A PORTION OF BLOCK A-1/5833
 VOLUME 882, PAGE 286
 MAP RECORDS, DALLAS COUNTY, TEXAS
 GEORGE L. HAAS SURVEY, ABSTRACT NO. 641
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5167-252

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

623 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76051
 817-481-1806 (T)
 817-481-1889 (F)

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JTB