

LEGEND

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. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
PP	POWER POLE
PH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
A/C	AIR CONDITIONER
ROW	RIGHT-OF-WAY
LP	LIGHT POLE
MDS	2 1/2" METALLIC DISC WITH MAG NAIL STAMPED "FA & RPLS 5299" SET FOR CORNER

- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
 - 2) THE PURPOSE OF THIS PLAT IS TO COMBINE FIVE TRACTS INTO ONE LOT.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0195K, THE SUBJECT PROPERTY ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
 - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) ALL EXISTING STRUCTURES TO REMAIN.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jeffery Lynn Flatt and Mary Wommack Flatt are the owners of five tracts of land situated in the Isiah Park Survey, Abstract No. 1144, in the City of Dallas, Dallas County, Texas, being five tracts of land conveyed to Jeffery Lynn Flatt and Mary Wommack Flatt by Special Warranty Deed recorded in Volume 2000198, page 7751 Deed Records, Dallas County, Texas, and being more particularly described all together by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Flatt tract, and being the northeast corner of a tract of land conveyed to Albert Sign Company by Special Warranty Deed With Vendor's Lien recorded in Volume 95111, Page 4060, Deed Records, Dallas County, Texas and lying on the South right-of-way line of LBJ Freeway (IH635) (variable width right-of-way);

THENCE South 81 degrees 20 minutes 37 seconds East, along the South right-of-way line of said LBJ Freeway, a distance of 30.09 feet to a 5/8 inch iron rod with cap stamped "1890" found for corner;

THENCE South 75 degrees 58 minutes 52 seconds East, continuing along the South right-of-way line of said LBJ Freeway, a distance of 104.03 feet to a "X" cut found in concrete for corner;

THENCE South 81 degrees 28 minutes 01 seconds East, continuing along the South right-of-way line of said LBJ Freeway, a distance of 70.76 feet to a "X" cut found in concrete on the West line of 30 foot wide easement for street purposes conveyed to City of Dallas by Warrant Deed recorded in Volume 4950, Page 433, Deed Records, Dallas County, Texas and also being an ell corner of said Flatt tract;

THENCE North 00 degrees 44 minutes 24 seconds West, along the West line of said City of Dallas Easement, a distance of 10.13 feet to a 2-1/2 inch metallic disc with mag nail stamped FA & RPLS 5299 set for corner;

THENCE South 81 degrees 28 minutes 01 seconds East, along the North line of said City of Dallas Easement, a distance of 30.40 feet to a 2-1/2 inch metallic disc with mag nail stamped FA & RPLS 5299 set for the northeast corner of the remaining of said Flatt tract, said point also lying on the West line of Preston Road (variable width right-of-way);

THENCE South 00 degrees 44 minutes 24 seconds East, along the East line of said City of Dallas Easement, a distance 99.12 feet to a 2-1/2 inch metallic disc with mag nail stamped FA & RPLS 5299 set for corner and being the East line of said Flatt tract and same being the northeast corner of a tract of land conveyed to City of Dallas Easement by Warranty Deed recorded in Volume 4950, Page 441, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 26 minutes 56 seconds West, along the South line of said Flatt tract and along the Most Southerly South line of a tract of land conveyed to Gramkat by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20080314366, Official Public Records, Dallas County, Texas, a distance of 229.79 feet to a "X" cut in concrete for found;

THENCE North 00 degrees 52 minutes 48 seconds West, along the most westerly East line of said Gramkat tract, passing at 10.00 feet the southeast corner of said Albert Sign Company tract, and continuing for a total distance of 136.32 feet to the POINT OF BEGINNING and containing 25,845 square feet or 0.593 acre of land.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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.

Dated this the _____ day of _____, 2016.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/31/2016)

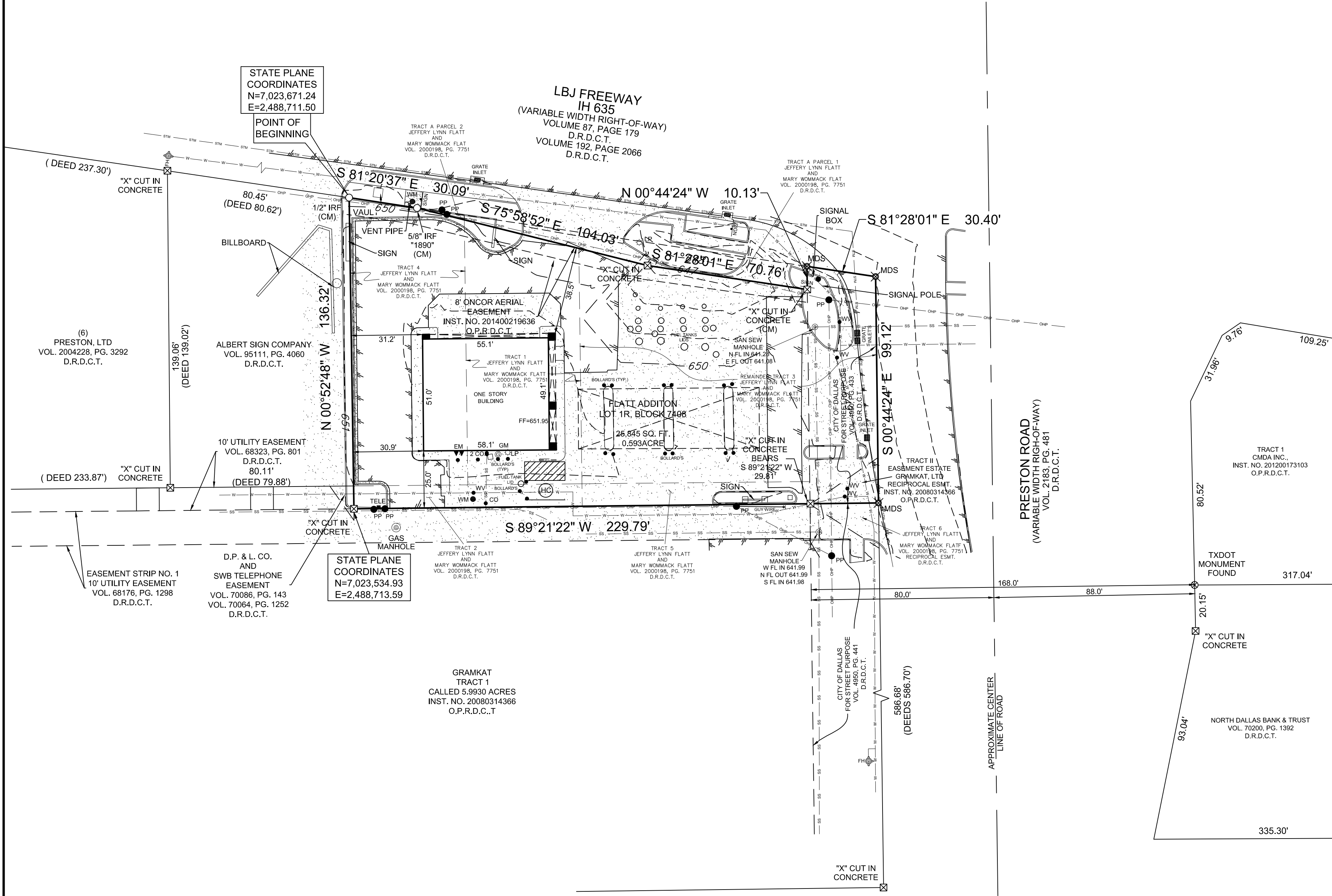
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature



THAT, Jeffrey Lynn Flatt and Mary Wommack Flatt owners do hereby adopt this plat, designating the herein described property as **FLATT 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

Jeffrey Lynn Flatt, Owner

Mary Wommack Flatt, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jeffrey Lynn Flatt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mary Wommack Flatt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
JEFF FLATT
12969 PRESTON ROAD
DALLAS, TEXAS 75230
(972) 239-7291

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



PRELIMINARY PLAT
FLATT ADDITION
LOT 1R, BLOCK 7408

ISIAH PARK SURVEY, ABSTRACT NO. 1144
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-271