



- LEGEND**
- M.R.D.C.T.
  - D.R.D.C.T.
  - O.P.R.D.C.T.
  - INST. NO.
  - F.K.A.
  - VOL., PG.
  - SQ. FT.
  - IRF
  - MDS
  - <CMP>
  - ASPHALT
  - EASEMENT LINE
  - BOUNDARY LINE
  - CENTERLINE
  - SANITARY SEWER LINE
  - WATER LINE
  - OVERHEAD POWER LINE
  - WOOD FENCE
  - CHAINLINK FENCE

**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 A PORTION OF LOT 3 AND ALL OF LOT 4, BLOCK B/6164 INTO ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PLUMBING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE FLANK, PANEL NO. 4811300340, THE SUBJECT PROPERTY LIES IN ZONE X (SHPA) AND DOES 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) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.
- 7) BENCHMARKS: STANDARD WATER DEPARTMENT BENCHMARK IS SET ON TOP OF A CONCRETE CURB OF A STORM SEWER DROP INLET ON THE NORTHWEST CORNER OF THE INTERSECTION AND 48.6' NORTH OF THE CENTERLINE OF SINGLETON ROAD AND 70.3 FEET WEST OF HAMPION ROAD. N. 6370.231.039 E. 2473.503.027 ELEV. = 415.28'
- 8) CITY OF DALLAS BENCHMARK IS SET ON TOP OF CONCRETE MEDIAN NOSE LOCATED AT THE NORTH SIDE OF THE INTERSECTION OF WESTMORELAND AND H-30 FRONTAGE ROAD. N. 6986.210.979 E. 2468.310.067 ELEV. = 486.414'
- 9) ALL SITE TREES ARE AS SHOWN.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **RES BUILDERS & CONSTRUCTION, LLC** is the owner of a tract of land situated in the Anson McCracken Survey, Abstract No. 868, in the City of Dallas, Dallas County, Texas, being part of Lot 3 and all of Lot 4, Block B/6164 in the HEISEL BROS. SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 79106, Page 3212, of the Official Public Records, Dallas County, Texas, and the map recorded in Volume 79106, Page 3212, of the Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch aluminum disc, stamped "RES SUBDIVISION & RPLS 5382" set on a 1/2 inch iron rod for corner, said point being the northwest corner of Lot 5, Block B/6164, lying on the south right-of-way line of Remond Drive (variable width right-of-way);

THENCE South 01 degrees 07 minutes 38 seconds East, departing the said south right-of-way line of Remond Drive, along the west line of said Lot 5, Block B/6164, a distance of 150.04 feet to a 3-1/4 inch aluminum disc set stamped "RES SUBDIVISION & RPLS 5382" set on a 1/2 inch iron rod for corner, said point being the southwest corner of said Lot 5, Block B/6164, also being the southeast corner of said Lot 4, Block B/6164, lying on the north line of Lot 7, Block B/6164 of said HEISEL BROS. SUBDIVISION;

THENCE South 89 degrees 26 minutes 47 seconds West, along the said north line of Lot 7, Block B/6164, passing the northeast corner of said Lot 7, Block B/6164 at a distance of 50.00 feet to a 3-1/4 inch aluminum disc set stamped "RES SUBDIVISION & RPLS 5382" set on a 1/2 inch iron rod for corner, said point being the southeast corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Porfirio Leva and wife, Reyna J. Leva recorded in Instrument Number 20060254297, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 01 degrees 07 minutes 37 seconds West, a distance of 1.02 feet for witness;

THENCE North 01 degrees 07 minutes 37 seconds West, departing the said north line of Lot 20, Block B/6164, traversing said Lot 3, Block B/6164, same being the east line of said iron rod, a distance of 150.06 feet to a 3-1/4 inch aluminum disc set stamped "RES SUBDIVISION & RPLS 5382" set on a 1/2 inch iron rod for corner, said point being the northeast corner of said lower tract, lying on the said south right-of-way line of Remond Drive, from which a 1/2 inch iron rod found bears North 13 degrees 55 minutes 23 seconds West, a distance of 1.55 feet for reference;

THENCE North 89 degrees 27 minutes 36 seconds East, along the said south right-of-way line of Remond Drive, a distance of 83.00 feet to the POINT OF BEGINNING and containing 12,454 square feet or 0.286 acre of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RES Builders & Construction, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **RES SUBDIVISION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 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 building, fences, trees, shrubs, or other improvements or growths that in any way may impede or interfere with the proper use of any utility. The easements shown on this plat shall be subject to all laws, ordinances, rules, regulations and resolutions of the City of Dallas, Texas, and to the rules and regulations of all public utilities. The plat shall be subject to all laws, ordinances, rules, regulations and resolutions of the City of Dallas, Texas, and to the rules and regulations of all public utilities. The plat shall be subject to all laws, ordinances, rules, regulations and resolutions of the City of Dallas, Texas, and to the rules and regulations of all public utilities. The plat shall be subject to all laws, ordinances, rules, regulations and resolutions of the City of Dallas, Texas, and to the rules and regulations of all public utilities.

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, deaerators, 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 \_\_\_\_\_, 2023.

RES Builders & Construction, LLC

Rocky E. Smith, Manager

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 Rocky E. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas \_\_\_\_\_

**SURVEYOR'S STATEMENT**

STATE OF TEXAS

I, J.R. January, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2024.

**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. (01/17/2024)**

J.R. January  
Texas Registered Professional Land Surveyor No. 5382

**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 J.R. January, 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas \_\_\_\_\_

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

L. Tony Shields, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Secretary

**PRELIMINARY PLAT  
RES SUBDIVISION  
LOT 3A, BLOCK B/6164**

BEING A REPLAT OF A PORTION OF LOT 3 AND  
BEING A REPLAT OF A PORTION OF HEISEL BROS. SUBDIVISION  
SITUATED IN THE ANSON MCCRAKEN SURVEY,  
ABSTRACT NO. 868  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-044  
ENGINEERING PLAN NO. 3111-

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

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



DATE: 01/12/2024 / JOB #: 2302355-1 / SCALE: 1" = 30' / DRAWN: JAM