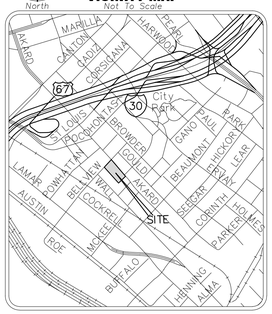
N
W E
S

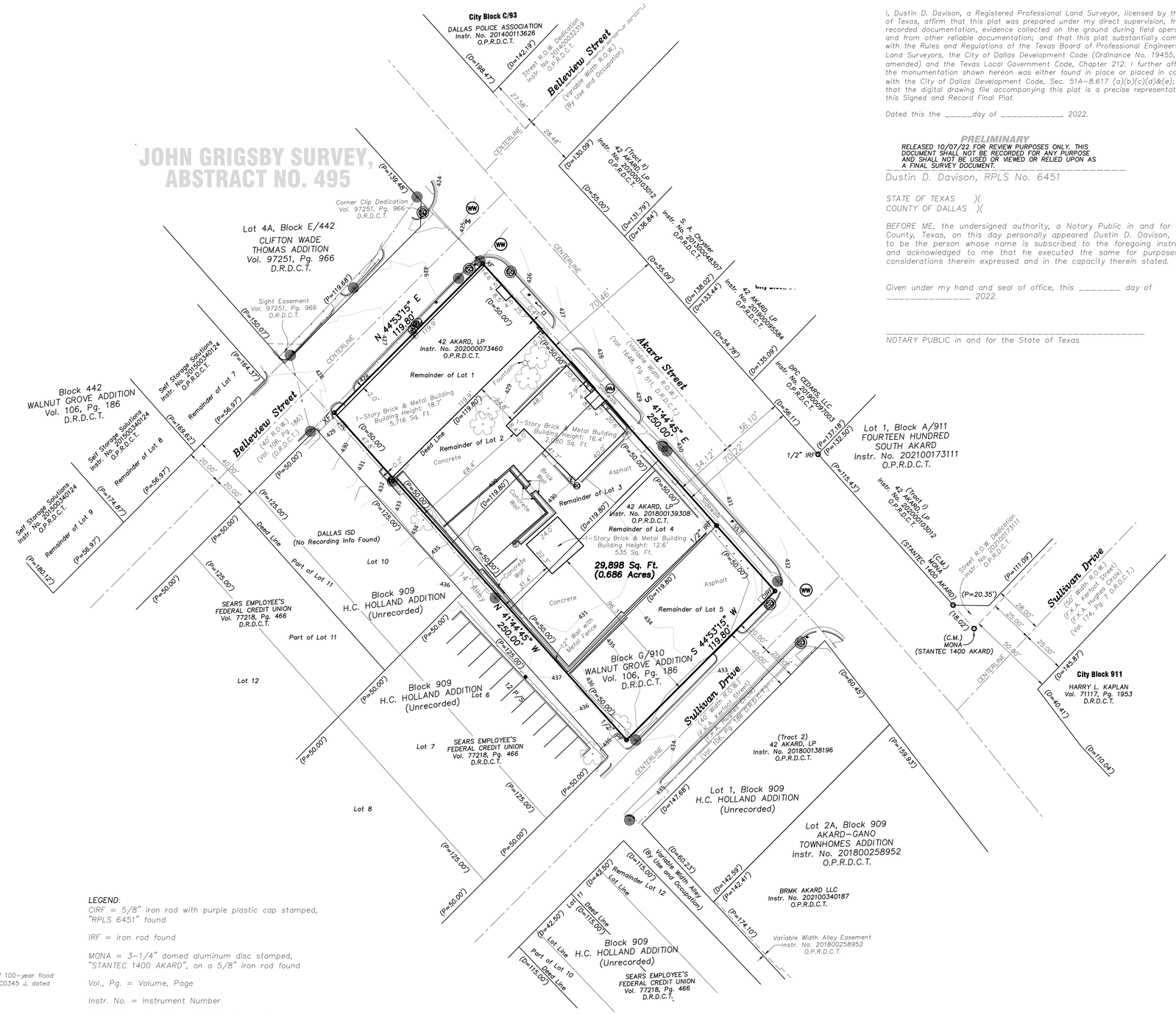
0 30 60 feet
SCALE: 1" = 30'

VICINITY MAP
North Not To Scale



—LEGEND—

- property corner
- power pole
- storm manhole
- wastewater manhole
- fiber-optic vault
- water meter
- electric meter
- gas meter
- clean out
- grate inlet
- sign
- mailbox
- flag pole
- water valve
- light standard
- drain
- bollard
- P/S parking spaces
- guy wire
- tree
- chainlink fence
- metal fence
- wrought-iron fence
- wood fence
- bollard-chain fence
- overhead electric line



LEGEND:
CIRF = 5/8" iron rod with purple plastic cap stamped, "RPLS 6451" found

IRF = iron rod found

MONA = 3-1/4" domed aluminum disc stamped, "STANTEC 1400 AKARD", on a 5/8" iron rod found

Vol., Pg. = Volume, Page

Instr. No. = Instrument Number

D.R.D.C.T. = Deed Records, Dallas County, Texas

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

M.R.D.C.T. = Map Records, Dallas County, Texas

R.O.W. = right-of-way

(F.K.A.) = Formerly Known as

(C.M.) = Controlling Monument

(P=) = Plat Distance

(D=) = Deed Distance

Sq. Ft. = Square Feet

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0345 J, dated August 23, 2001. Property is in zone X.

GENERAL PLAT NOTES:

1. The purpose of this plat is to create one (1) Lot from five (5) Existing Lots.

2. The number of Lots permitted by this plat is one.

3. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

Copyright 2022 Duenes Land Surveying, LLC. All Rights Reserved. This drawing is the property of Duenes Land Surveying, LLC. Any modification or use of this drawing without the express written authorization of Duenes Land Surveying, LLC. is prohibited.

Filename:W:\CLS Server\2020\20098 1407, 1413, 1417 Akard\DWG\1407-1417 Akard-Preim Plat-NEW.dwg Date:Friday, October 07, 2022 Time:12:23 PM Plotted by:P. Breton

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the _____day of _____, 2022.

PRELIMINARY
RELEASED 10/07/22 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____ 2022.

_____
NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

***WHEREAS, 42 AKARD, LP, is the owner of** a 29,898 square foot (0.686 acre) tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT No. 495, same being a portion of Lots 1-5, Block G/910, out of WALNUT GROVE ADDITION, by Plat recorded in Volume 106, Page 186, Deed Records, Dallas County, Texas, further being that certain tract of land conveyed to 42 AKARD, LP by General Warranty Deed recorded Instrument Number 202000073460, and by Special Warranty Deed recorded in Instrument Number 201800139308, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:*

BEGINNING at an "X" Cut found at the intersection of the southeast right-of-way line of Belleview Street (40' R.O.W.) and the southwest right-of-way line of Akard Street (Variable Width R.O.W.);

THENCE South 41 degrees 44 minutes 45 seconds East, departing said Belleview Street and along said Akard Street, passing at a distance of 200.00 feet, to a 1/2" iron rod found, continuing for a total distance of 250.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" found at the intersection of said Akard Street and the northwest right-of-way line of Sullivan Drive (40' R.O.W.);

THENCE South 44 degrees 53 minutes 15 seconds West, departing said Akard Street and along said Sullivan Drive, for a distance of 119.80 feet, to a 1/2" iron pipe found for the south corner of aforementioned Lot 5, same being at the intersection of said Sullivan Drive and the northeast line of a 14' Alley;

THENCE North 41 degrees 44 minutes 45 seconds West, departing said Sullivan Drive and along said 14' Alley, for a distance of 250.00 feet, to an "X" Cut found for the west corner of aforementioned Lot 1, same being at the intersection of said 14' Alley and the southeast right-of-way line of aforementioned Belleview Street;

THENCE North 44 degrees 53 minutes 15 seconds East, departing said 14' Alley and along said Belleview Street, for a distance of 119.80 feet, to the POINT OF BEGINNING and containing 29,898 square feet or 0.686 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

*That **42 AKARD, LP.** acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **42 AKARD 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 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 _____, 2022.

42 AKARD, LP
A TEXAS LIMITED PARTNERSHIP

*By: **42 A, LP***
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

By: _____
SCOTT ROHRMAN
MANAGER

STATE OF TEXAS)(
COUNTY OF DALLAS)(

*BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **SCOTT ROHRMAN**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.*

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

_____
NOTARY PUBLIC in and for the State of Texas

OWNER
42 AKARD, LP
2030 Main Street, Suite 342
Dallas, Texas 75201
Contact: Scott Rohrman
sr@42realestate.com

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
7460 Warren Parkway, Suite 100
Frisco, Texas 75034
Contact: Stephanie Laughlin
972-834-7316
slaughlin@jacobandhefner.com

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com

PRELIMINARY PLAT
42 AKARD ADDITION
LOT 1A, BLOCK G/910
Being a Replat out of
29,898 Square Feet, 0.686 Acres
Part of Lots 1-5, Block G/910 of
WALNUT GROVE ADDITION
as recorded in Volume 106, Page 186
Map Records, Dallas County, Texas
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
City of Dallas, Dallas County, Texas
CITY PLAN FILE No. S223-013

October 07, 2022 SHEET 1 OF 1