



- GENERAL NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on March 22, 2022 with an applied combined scale factor of 1.000136506.
 - Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
 - The subject tract lies with Zone X, Zone X (shaded), and Zone AE as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0345J with an Effective Date of August 23, 2001.
 - Zone X - Areas determined to be outside 500-year floodplain
 - Zone X (shaded) - Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood
 - Zone AE - Regulatory floodway; base flood elevation determined
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - The purpose of this plat is to create new single-family lots from previously platted lots to facilitate new development.

LEGEND

(C.M.)	CONTROLLING MONUMENT
PP	POWER POLE
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
---	BOUNDARY LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

The purpose of this plat is to replot one lot to multiple lots for development as a single-family subdivision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**PRELIMINARY PLAT
JOPPA ADDITION**
 LOTS 1-30, BLOCK 7640
 BEING A REPLAT OF LOT 3, BLOCK 7640
 HINES SUBDIVISION
 ROBINSON T. SMITH SURVEY, ABSTRACT NO. 1376
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-015
 ENGINEERING NO. 311T-
 NOVEMBER 2023
 SHEET 1 OF 2

OWNER
 DALLAS AREA HABITAT FOR HUMANITY, INC.
 2800 N Hampton Rd
 Dallas, TX 75212
 Contact: Mark Brown
 Phone: 214-678-2300

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953
 Copyright 2023
 Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Area Habitat for Humanity, Inc. is the owner of a 4.615-acre (201,045-square-foot) tract of land situated in the Robinson T. Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas; said tract being part of Lot 3, Block 7640, Hines Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 4, Page 206 of the Map Records of Dallas County, Texas and part of that certain tract of land described in General Warranty Deed to Dallas Area Habitat for Humanity, Inc. recorded in Instrument No. 202000059076 of the Official Public Records of Dallas County, Texas; said 4.615-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "RPLS" illegible cap found in the northeast right-of-way line of Hull Avenue (a variable-width right-of-way); said point being the west corner of said Lot 3, Block 7640 and the south corner of Lot 2, Block 7639 of said Hines Subdivision;

THENCE, North 59 degrees 56 minutes 55 seconds East, departing the said northeast right-of-way line of Hull Avenue and with the northwest line of said Lot 3, Block 7640 and the southeast line of said Lot 2, Block 7639, a distance of 758.66 feet to a 5/8-inch iron rod with 3.25-inch aluminum disk set for corner; from said point a 1/2-inch iron rod with "RPLS 5316" cap found bears North 59 degrees 56 minutes 55 seconds East, a distance of 1,110.34 feet in the southwest line of that certain tract of land described in Agreed Judgment to the City of Dallas recorded in Instrument No. 20070277159 of said Official Public Records and being the north corner of said Lot 3, Block 7640 and the east corner of said Lot 2, Block 7639;

THENCE, South 30 degrees 03 minutes 05 seconds East, departing the said northwest line of said Lot 3, Block 7640 and the southeast line of said Lot 2, Block 7639 and into and across said Lot 3, Block 7640, a distance of 265.00 feet to a 5/8-inch iron rod with 3.25-inch aluminum disk set for corner in the southeast line of said Lot 3, Block 7640 and in the northwest line of Block 4/7641 of said Hines Subdivision;

THENCE, South 59 degrees 56 minutes 55 seconds West, with the said southeast line of Lot 3, Block 7640 and the said northwest line of Block 4/7641, a distance of 758.66 feet to a point for corner in the said northeast right-of-way line of Hull Avenue; said point being the south corner of said Lot 3, Block 7640 and the west corner of said Block 4/7641; from said point a 1/2-inch iron rod found lies North 21 degrees 50 minutes West, a distance of 3.5 feet;

THENCE, North 30 degrees 03 minutes 05 seconds West, with the said northeast right-of-way line of Hull Avenue and the southwest line of said Lot 3, Block 7640, a distance of 265.00 feet to the POINT OF BEGINNING and containing 4.615 acres or 201,045 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

Now therefore, know all men by these presents:

That DALLAS AREA HABITAT FOR HUMANITY, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as JOPPA ADDITION, 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 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 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, Texas.

Witness, my hand this the ____ day of _____, 2023.

By: DALLAS AREA HABITAT FOR HUMANITY, INC.

Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Gregory Mark Peace, 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 _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

The purpose of this plat is to replat one lot to multiple lots for development as a single-family subdivision.

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NOVEMBER 2023
SHEET 2 OF 2

OWNER
DALLAS AREA HABITAT FOR HUMANITY, INC.
2800 N Hampton Rd
Dallas, TX 75212
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SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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