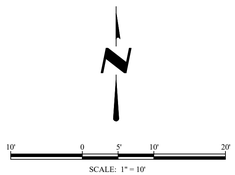
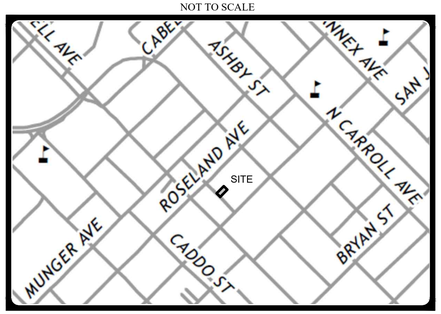


SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a portion of two platted lots.

VICINITY MAP
NOT TO SCALE



SURVEYOR'S STATEMENT

I, Mark N. Peeples, 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 Professional 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.

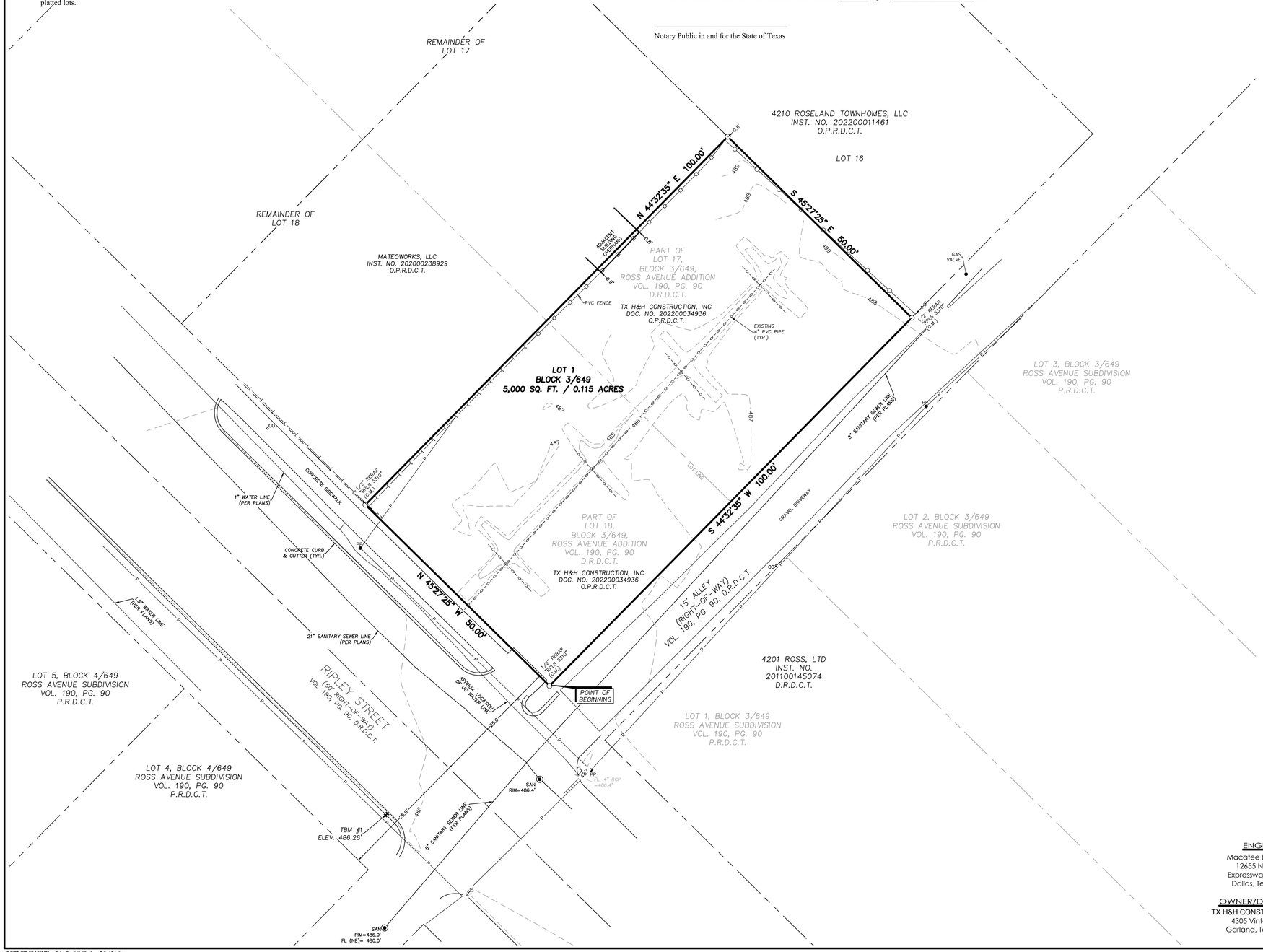
_____
Mark N. Peeples
Texas Registered Professional Land Surveyor No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 2023.

_____
Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TX H&H CONSTRUCTION, INC are the owners of a 0.115 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas and being a portion of Lot 17 and Lot 18, Block 3/649, Ross Avenue Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 190, Page 90 Deed Records, Dallas County, Texas and being all of that same tract of land described to TX H&H CONSTRUCTION by General Warranty Deed recorded in Document Number 202200034936 Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.000136506):

BEGINNING at a 1/2-inch rebar found for the south corner of said Lot 18 and the west corner of an existing 15 foot alley as depicted on said Block 3/649, said point lying on the northeast right-of-way line of Ripley Street (50' right-of-way);

THENCE North 45 degrees 27 minutes 25 seconds West, with the southwest line of said Lot 18 and the northeast right-of-way line of said Ripley Street, a distance of 50.00 feet to a 1/2-inch rebar capped "RPLS 5310" found for the west corner of the herein described tract;

THENCE North 44 degrees 32 minutes 35 seconds East, departing the northeast right-of-way line of said Ripley Street, over, across and upon said Lot 18, and Lot 17, a distance of 100.00 feet to a point for corner the north corner of the herein described tract, said point lying on the northeast line of said Lot 17 and on the southwest line of Lot 16 of said Block 3/649;

THENCE South 45 degrees 27 minutes 25 seconds East, with the northeast line of said Lot 17 and the southwest line of said Lot 16, a distance of 50.00 feet to a 1/2-inch rebar capped "RPLS 5310" found for the east corner of said Lot 17 and the south corner of said Lot 16, said point lying on the northwest right-of-way line of said 15 foot alley;

THENCE South 44 degrees 32 minutes 35 seconds West, with the southeast line of said Lot 17 and the southeast line of said Lot 18, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.115 acres or 5,000 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **TX H&H CONSTRUCTION, INC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **Ripley Multifamily 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 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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 _____, 2023.

_____
TX H&H CONSTRUCTION, INC - Representative Signature

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

Lot to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.

LEGEND OF ABBREVIATIONS

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME AND PAGE
SQ.FT.	SQUARE FEET
O	FOUND PROPERTY CORNER AS NOTED
FND	FOUND
MNS	MAG NAIL SET IN CONCRETE WITH A WASHER STAMPED "COLLEGE TERRACE"

ENGINEER
Macatee Engineering
12655 N. Central
Expressway, Suite 420
Dallas, Texas 75243

OWNER/DEVELOPER
TX H&H CONSTRUCTION, INC
4305 Vintage Way
Garland, Texas 75042

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/22/2023 CHECKED BY: M.P. JOB NO.: D58486

Point of Contact:
Stephen Salcido
972-370-5871
stephen.salcido@windroseservices.com
Last Revision Date: 05/16/2023

PRELIMINARY PLAT
RIPLEY MULTIFAMILY ADDITION
LOT 1, BLOCK 3/649

Being a 0.115 Acre tract of Land
Situated in the John Grigsby Survey
Abstract Number 495
Being a portion of Lots 17 and 18
Block 3/649, Ross Avenue Addition
an addition to the City of Dallas,
as recorded in Vol. 190, Pg. 90 P.R.D.C.T.
City of Dallas, Dallas County, Texas

CITY PLAN NUMBER: S223-244
-- 2023 --

R:\WD SITE NOs\D58486 – Ripley Street Multifamily – Dallas\Drawings