



SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED BURNS SURVEYING®.
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM A PORTION OF A PLATTED LOT.
- THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED OR SUBDIVISION RESTRICTIONS OR COVENANTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C03450, DATED 08/23/2001, ZONE X.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pittman Development LLC, does hereby adopt this plat, designating the herein described property as: **PITTMAN 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Pittman Development LLC

Name:
Title: Owner

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Pittman Development LLC, are the sole owners of a tract of land located in the ELIZABETH ROBERTSON SURVEY, Abstract No. 1211, City of Dallas, Dallas County, Texas, being the East portion of Lot 3, Block 60/3041, of Oak Cliff Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 89, Page 1, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Pittman Development LLC, recorded in Instrument No. 202200153751, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disc stamped "Pittman Addition, RPLS 3691" set at the intersection of the South line of E. 5th Street, a 60 foot right-of-way, with the West line of a 20 foot alley right-of-way, and being the Northeast corner of said Lot 3, Block 60/3041;

THENCE South 01 deg. 01 min. 25 sec. East, with said West line, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5310" found at the Northeast corner of a tract of land described in deed to M&H Resources, LLC, recorded in Instrument No. 202200325535, Official Public Records, Dallas County, Texas;

THENCE South 89 deg. 00 min. 39 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod found in the North line of said M&H Resources, LLC tract, at the Southeast corner of a tract of land described in deed to Vista View Estates, LLC, recorded in Instrument No. 201700278367, Official Public Records, Dallas County, Texas;

THENCE North 01 deg. 01 min. 25 sec. West, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5310" found in the said South line of E. 5th Street, at the Northeast corner of said Vista View Estates, LLC tract;

THENCE North 89 deg. 00 min. 39 sec. East, with said South line, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 7,500 square feet or 0.172 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas
My commission expires:

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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

Attest:

Secretary

PROPERTY ADDRESS: 612 EAST 5TH STREET, DALLAS, TX 75203
OWNER: PITTMAN DEVELOPMENT LLC
ADDRESS: 10115 CHERRY TREE DR., DALLAS, TX 75243
PHONE: 214-929-8669



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., SUITE 303, ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

FIRM NO. 10194366

WEBSITE: WWW.BURNSSURVEY.COM

PHONE: (214) 326-1090

JOB NO.: 202407152-01 PREPARATION DATE: 12/20/2024 DRAWN BY: TD

PRELIMINARY PLAT LOT 3A, BLOCK 60/3041 PITTMAN ADDITION

BEING A REPLAT OF THE EAST PORTION OF LOT 3, BLOCK 60/3041, OF OAK CLIFF ADDITION, CITY OF DALLAS, DALLAS COUNTY, TEXAS
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY PLAN FILE NO. S. 245-096
ENGINEERING FILE NO. _____

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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
P.G.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
ADS	ALUMINUM DISC STAMPED "PITTMAN ADDITION, RPLS 3691"

507 NORTH LANCASTER, LLC
INST. NO. 201800003477
O.P.R.D.C.T.

LOT 6