

for the purpose of reading meters and any maintenance or service required or ordinarily performed by

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of, _____, 2024.

Water main and wastewater easements shall also include additional area of working space for

that utility).

Name:

Title:

be determined by their location as installed.



1. All bearings shown are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).

2. Lot to lot drainage will not be allowed without engineering section approval.

3. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

4. The purpose of this plat is to create two (2) lots from a tract of land.

<u>ABBREVIATIONS</u>

C.M.	CONTROL MONUMENTS
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORD DALLAS COUNTY TEXAS
0.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORD DALLAS COUNTY TEXAS
I.R.F.	IRON ROPD FOUND
ROW	RIGHT-OF-WAY
SW	SIDEWALK
"X"	X CUT IN CONCRETE
FF	FINISHED FLOOR
BH	BUILDING HEIGHT
HDCP	HANDICAP PARKING
SAN. SWR. ESMT.	SANITARY SEWER EASEMENT

<u>SYMBOLOGY</u>

—CATV—	CABLE IV	4;3	TREE	
— ОНР —	OVERHEAD POWER LINE			
w	WATER LINE	icv	IRRIGATION CON	NTROL VALVE
WW	WASTEWATER LINE	WV.	\\\ TED \\\ AL\\\	
—— SD ——	STORM DRAIN	\bowtie	WATER VALVE	
— G ——	GAS LINE	GV 	GAS VALVE	
——UGE ——	ELECTRIC LINE	WM	WATER METER	
— FO —	FIBER OPTIC LINE	EB	ELECTRIC BOX	
— т —	TELEPHONE LINE	0	FIRE HYDRANT	
X	CHAINLINK FENCE	חבר	DEDECTAL	
©	CLEANOUT	PED	PEDESTAL	<u>LEGEND</u>
	DRAINAGE/STORM MANHOLE			
S	SANITARY SEWER MANHOLE	0	MNWS	MAG NAIL WITH WASHER
€	LANDSCAPE LIGHT			STAMPED SET
•	BOLLARD	X	XS	'X' IN CONCRETE SET
\rightarrow	GUY ANCHOR		IRF	IRON ROD FOUND (AS NOTED
<u>ў</u> ф	UTILITY POLE SIGN	0	IRFC DT	IRON ROD WITH CAP FOUND "DAL—TECH"
\Diamond	LIGHT POLE	0	IRSC DT	IRON ROD WITH CAP SET
CLF	CHAINLINK FENCE	O		"DAL – TECH"
WIF	WIRE FENCE		MON	MONUMENT FOUND AS NOTED

OWNER'S CERTIFICATE

BEING a tract of land situated in the Robert Woodruff Survey, Abstract Number 1564, Dallas County, Texas, and being a tract of land within the City of Dallas Block D/6730, of Berry & Galloway Subdivision No. 2, City of Dallas, Texas, an unrecorded plat, and being part of a tract of land described in warranty deed to J. B. Galloway as recorded in Volume 2770, Page 199 of the Deed Records of Dallas County, Texas, and being all of the tract of land described in warranty deed to Isai Bernal and Martha Hernandez as recorded in Document Number 202200321415 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a fence post found at the southeast corner of said tract (known as Lot 15) of Block D/6730 and the southwest corner of Lot 16 of said Block D/6730, said corner being on the north right-of-way line of Limestone Drive (formerly known as , a 50-feet right-of-way, by unrecorded plat of said Berry & Galloway Subdivision No. 2);

THENCE South 89 degrees 02 minutes 08 seconds West, with the north right-of-way line of said Limestone Drive, a distance of 189.00 feet to a corner set iron rod with red cap stamped Dal-Tech (hereinafter labeled 1/2" set iron rod) for corner on the east right-of-way line of Cheyenne Road (formerly known as);

Cheyenne Road, and over and a cross said Lot 15, a distance of 99.89 feet to a corner on the north line of said Lot 15 and the south line of Lot 14 of said Block D/6730;

THENCE North 00 degrees 48 minutes 49 seconds West, with the east right-of-way line of said

THENCE North 89 degrees 01 minutes 50 seconds East, with said common line of said Lots 15 and 14, Block D/6730, a distance of 189.00 feet to the northeast corner of said Lot 15 and the southeast corner of said Lot 14, and on the west line of said Lot 16:

THENCE South 00 degrees 48 minutes 49 seconds East, with the east line of said Lot 15 and the west line of said Lot 16, a distance of 99.91 feet to the POINT OF BEGINNING, and containing 18,880 square feet, or 0.43 acres of land more or less.

NOTE: All Coordinates shown hereon are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), no scale, no projection. All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

CERTIFICATE OF APPROVAL I, Tony Shidid, 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 A.D. 20 and same was duly approved on the _____ day of ___ 20_____ by said Commission.

Chairperson or Vice Chairperson

City Plan Commssion

Dallas, Texas

Secretary

PRELIMINARY PLAT STATEMENT

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

BERRY & GALLOWAY SUBDIVION NO. 2

LOT 15A & 15B, BLOCK D/6730 0.43 ACRES

17400 DALLAS PKWY., SUITE 110 DALLAS, TEXAS 75248

TEXAS SURVEYING FIRM NO.

10123500

TEL:(972)250-2727

A REPLAT OF LOT 12, BLOCK D/6730 BERRY & GALLOWAY SUBDIVION NO. 2 R. WOODRUFF SURVEY, ABSTRACT NO. 1564 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S-245-021

OWNER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2024.

under oath stated that the statements in the foregoing certificate are true.

Notary Public in and for the State of Texas

My commission expires: ______

foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and

ISAI BERNAL & MARTHA HERNANDEZ 1842 CHEYENNE RD. DALLAS, TEXAS 75217

SURVEYOR

DAL-TECH ENGINEERING 17400 DALLAS PARKWAY, SUITE 110 DALLAS, TEXAS 75287 (972) 250-2727 TBPELS FIRM NO. 101235-11

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