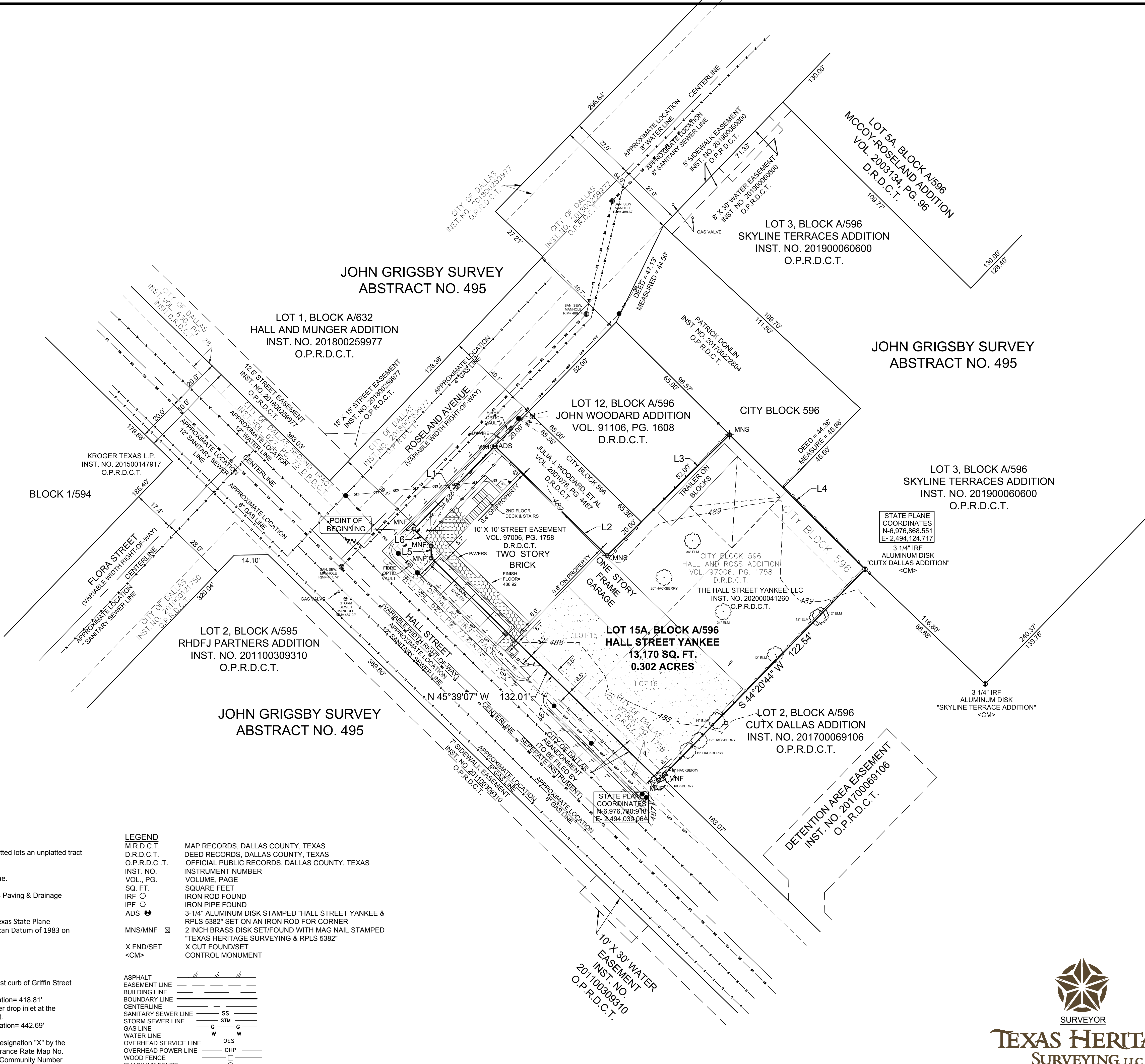


LINE #	LENGTH	DIRECTION
L1	48.17'	N44°20'44"E
L2	65.00'	S45°39'16"E
L3	71.48'	N45°22'54"E
L4	79.26'	S45°11'32"E
L5	5.01'	N0°39'16"W
L6	10.00'	N45°39'16"W



GENERAL NOTES:

- The purpose of this replat is to create one lot out of two platted lots an unplatted tract of land and an abandoned portion of Hall Street.
- The maximum number of lots permitted by this plat is one.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Bearings and Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Structures to remain on subject property.
- Dallas Department of Water Benchmarks used:
 #1351 Square out at center of storm sewer inlet on west curb of Griffin Street and 15' south of south property line of Young Street.
 Northing- 6,969,671.767 Easting- 2,490,263.448 Elevation= 418.81'
 #1352 WDBM on curb southwest corner of storm sewer drop inlet at the southeast corner of Saint Paul Street and Young Street.
 Northing- 6,970,320.449 Easting- 2,492,603.472 Elevation= 442.69'
- Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0345J, with a date of identification of 07/15/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- Trees are as shown.

LEGEND	
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
ADS ●	3-1/4" ALUMINUM DISK STAMPED "HALL STREET YANKEE & RPLS 5382" SET ON AN IRON ROD FOR CORNER
MNS/MNF ☒	2 INCH BRASS DISK SET/FOUND WITH MAG NAIL STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
X FND/SET	X CUT FOUND/SET
<CM>	CONTROL MONUMENT
ASPHALT	— — — — —
EASEMENT LINE	— — — — —
BUILDING LINE	— — — — —
BOUNDARY LINE	— — — — —
CENTERLINE	— — — — —
SANITARY SEWER LINE	— SS —
STORM SEWER LINE	— STM —
GAS LINE	— C — G —
WATER LINE	— W — W —
OVERHEAD SERVICE LINE	— OES —
OVERHEAD POWER LINE	— OHP —
WOOD FENCE	— □ —
CHAINLINK FENCE	— ○ —
WROUGHT IRON FENCE	— TU —


TEXAS HERITAGE
 SURVEYING LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

OWNER
 THE HALL STREET YANKEE, LLC
 1722 N. HALL STREET
 DALLAS, TEXAS 75204-4176
 ATTN: PATRICK DONLIN

PRELIMINARY REPLAT
HALL STREET YANKEE
LOT 15A, BLOCK A/596
 BEING A REPLAT OF
 LOTS 15 & 16, CITY BLOCK 596
 HALL AND ROSS ADDITION
 ALONG WITH A TRACT OF LAND IN CHITY
 BLOCK 596 AND A 0.0109 ACRE
 STREET ABANDONMENT
 SITUATED IN THE
 JOHN GRIGSBY SURVEY,
 ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-180
 ENGINEERING PLAN NO. DP _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **THE HALL STREET YANKEE, LLC, a Texas limited liability company**, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 596, City of Dallas, Dallas County, Texas, being a tract of land situated in City Block 596 along with Lots 15 & 16, City Block 596, Hall and Ross Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97006, Page 1756, Deed Records, Dallas County, Texas, being that same tract of land as described in General Warranty Deed to THE HALL STREET YANKEE, LLC, a Texas limited liability company, recorded in Instrument Number 20200041260, Official Public Records, Dallas County, Texas, along with that tract of land dedicated to THE HALL STREET YANKEE, LLC, a Texas limited liability company as recorded in Instrument Number XXXXXXX, Official Public Records, Dallas County, Texas, being that tract of land abandoned by City Ordinance XXXXX, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch brass disk found with "RPLS 5382 & TEXAS HERITAGE SURVEYING" for the intersection of the northeast right-of-way line of Hall Street (variable width right-of-way) and the southeast right-of-way line of Roseland Avenue (variable width right-of-way);

THENCE North 44 degrees 20 minutes 44 seconds East, along the said southeast right-of-way line of Roseland Avenue, a distance of 48.17 feet to a 3 1/4 inch aluminum disk set stamped "HALL STREET YANKEE & RPLS 5299" on a 1/2 iron rod for the west corner of that tract of land described in Special Warranty Deed to Julia J. Woodard, et al as recorded in Volume 2001076, Page 4487, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 39 minutes 16 seconds East, along the southwest line of said Woodard tract, a distance of 65.00 feet to a 2 inch brass disk set with "RPLS 5382 & TEXAS HERITAGE SURVEYING" for the south corner of said Woodard tract;

THENCE North 45 degrees 22 minutes 54 seconds East, along the southeast line of said Wodard tract, passing the south corner of Lot 12, Block A/596, John Woodard Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91106, Page 1608, Deed Records, Dallas County, Texas, and continuing for a total distance of 71.48 feet to a 2 inch brass disk set with "RPLS 5382 & TEXAS HERITAGE SURVEYING" for the east corner of said Lot 12, Block A/596, same lying in the southwest line of that tract of land described in General Warranty Deed to Patrick Donlin as recorded in Instrument Number 201700222804, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 11 minutes 32 seconds East, along the southwest line of said Donlin tract, passing the southerly west corner of Lot 3, Block A/596, Skyline Terraces Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201900060600, Official Public Records, Dallas County, Texas, and continuing for a total distance of 79.26 feet to a 3 1/4 inch aluminum disk stamped "CUTX DALLAS ADDITION" found on a 1/2 inch iron rod for the north corner of Lot 2, Block A/596 of said Skyline Terraces Addition;

THENCE South 44 degrees 20 minutes 44 seconds West, along the northwest line of said Lot 2, Block A/596, passing the west corner of said Lot 2, Block A/596 for a total distance of 122.54 feet to a 2 inch brass disk found with "RPLS 5382 & TEXAS HERITAGE SURVEYING" in the said northeast right-of-way line of Hall Street;

THENCE North 45 degrees 39 minutes 07 seconds West, along the said northeast right-of-way line of Hall Street, a distance of 132.01 feet to a 2 inch brass disk found with "RPLS 5382 & TEXAS HERITAGE SURVEYING" for an angle point;

THENCE North 00 degrees 39 minutes 16 seconds West, continuing along the said northeast right-of-way line of Hall Street, a distance of 5.01 feet to a 2 inch brass disk found with "RPLS 5382 & TEXAS HERITAGE SURVEYING" for an angle point;

THENCE North 45 degrees 39 minutes 16 seconds West, continuing along the said northeast right-of-way line of Hall Street, a distance of 10.00 feet to the POINT OF BEGINNING and containing 13,170 square feet or 0.302 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **THE HALL STREET YANKEE, LLC, a Texas limited liability company**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HALL STREET YANKEE** 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

THE HALL STREET YANKEE, LLC, a Texas limited liability company

By: _____
PATRICK DONLIN - OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared PATRICK DONLIN, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (07/22/2024)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

My commission expires: _____

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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____ day of _____ 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

**PRELIMINARY REPLAT
HALL STREET YANKEE
LOT 15A, BLOCK A/596**
BEING A REPLAT OF
LOTS 15 & 16, CITY BLOCK 596
HALL AND ROSS ADDITION
ALONG WITH A TRACT OF LAND IN CHITY
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