



**LEGEND:**

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- 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
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT - EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740"

**GENERAL NOTES:**

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM RAW ACREAGE.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
6. THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

**PRELIMINARY PLAT**  
**CALIFORNIA CROSSING ADDITION NO. 5**  
 LOT 1, BLOCK A/6500  
 BEING A 0.46 ACRES  
 SITUATED IN THE  
 JOSUA McCANTS SURVEY, ABSTRACT NO. 934  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-25-000158

**ENGINEER:**  
 CJA/CIVIL URBAN ASSOCIATES, INC.  
 327 MAPLE STREET  
 RICHARDSON, TEXAS 75081  
 469-228-5866 CELL  
 MR. ENGINEERS@CJAINC.COM

**OWNER/DEVELOPER:**  
 HONG S. TAK  
 2709 LOON LAKE RD  
 DENTON, TEXAS 76210

NO.	DATE	REVISION
1.		
2.		
3.		

**LARRY TURMAN RPLS #1740**  
**TBPS No. 10194928**

1475 HERITAGE PKWY., STE 217  
 MANSFIELD, TEXAS 76063

(817) 798-4039 CELL  
 surveygroup@att.net

JOB NO:	25-045
DATE:	October 3, 2025
SCALE:	1" = 30'
DRAWN BY:	RP

**OWNER'S DEDICATION**  
**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That HONG S. TAK, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1, Block A/6500, CALIFORNIA CROSSING ADDITION NO. 5, 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

PRINTED NAME : HONG S. TAK  
 TITLE: OWNER

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared HONG S. TAK, OWNER, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Notary Public in and for Dallas County

**Floodway Easement Statement**  
 (Within a Common Area)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block L/2313 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block L/2313, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block L/2313, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

Whereas Hong S. Tak is the sole owner of all that certain 0.046 acre tract, or parcel of land located in the Joshua McCants Survey, Abstract No. 934 in Dallas County, Texas and being a portion of that certain tract of land conveyed to Hong S. Tak by Warranty Deed with Vendor's Lien as recorded in Instrument No. 201700000316, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3-1/4 inch metallic disk stamped "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740" set at the Northeast corner of that certain tract of land conveyed to Jennifer Elizabeth Portillo by Warranty Deed as recorded in Instrument No. 201900238569, Official Public Records, Dallas County, Texas, said point being the west line of said Hong S. Tak tract, same point also being in the South right-of-way line of California Crossing (a variable width foot public right-of-way);

THENCE South 89 degrees 41 minutes 42 seconds East, South right-of-way line of California and through the interior of said Tak tract, a distance of 90.51 feet to a 3-1/4 inch metallic disk stamped "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740" set, said point being the West line of said Tak tract, same point being the Northwest corner of a 5 foot Right-of-Way Dedication for Street Widening as recorded in Volume 99093, Page 33, Map Records, Dallas County, Texas, said point being the Northwest corner of said 0.46 acres being described;

THENCE South 00 degrees 34 minutes 10 seconds East, departing the South right-of-way line of said California Crossing, along the Eas line of sai Tak tract, passing the Southwest corner of said 5 foot Right-of-Way Dedication for street widening at a distance of 5.00 feet and continuing for a total distance of 183.70 feet to a 3-1/4 inch metallic disk stamped "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740" set for corner, said point being the Southeast corner of said Tak tract, same point being an angle point of Lot 2A, Block A/6500, California Crossing Addition No. 4, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 20080388123, Official Public Records, Dallas County, Texas, said point also being in the West line of Lot 1, Block A/6500, California Crossing Addition III, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99093, Page 33, Map Records, Dallas County, Texas;

THENCE North 89 degrees 41 minutes 42 seconds West, departing the West line of said Lot 1, Block A/6500, California Crossing Addition III and along the common line of said Tak tract and said Lot 2A, Block A/6500, California Crossing Addition No. 4, a distance of 156.50 feet to a 3-1/4 inch metallic disk stamped "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740" set for corner, said point being an angle point of said Lot 2A, Block A/6500, California Crossing Addition No. 4, same point being the Southwest corner of said Tak tract;

THENCE North 00 degrees 18 minutes 18 seconds West, continuing along the common line of said Tak tract and said Lot 2A, Block A/6500, California Crossing Addition No. 4, a distance of 50.00 feet to 3-1/4 inch metallic disk stamped "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740" set for corner, said point being the most Westerly Northwest corner of said Tak tract, same point being Southwest corner of said line of that Portillo tract;

THENCE South 89 degrees 41 minutes 42 seconds East, along the common line of Tak tract and said Portillo tract, a distance of 65.77 feet to a 3-1/4 inch metallic disk stamped "CALIFORNIA CROSSING ADDITION NO. 5 RPLS NO. 1740" set for corner, said point being the Southeast corner of said Portillo tract, same point being an angle point of said Tak tract;

THENCE North 00 degrees 34 minutes 18 seconds W, continuing along the common line of said of Tak tract and said Portillo tract, a distance of 133.70 feet to the POINT OF BEGINNING and containing 0.46 acres or 19,919 square feet of computed land;

**SURVEYOR'S STATEMENT**

I, Larry Turman, 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.

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

Larry Turman \_\_\_\_\_ Date \_\_\_\_\_  
 Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Notary Public in and for Dallas County, Texas

<p><b>PLACE COUNTY                  RECORDING LABEL HERE</b></p>
<p><b>CERTIFICATE OF APPROVAL</b></p> <p>I, _____, Chairperson or                  I, _____, 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.</p> <p>_____                  Chairperson or Vice Chairperson                  City Plan Commission                  Dallas, Texas</p> <p>Attest:                  _____                  Secretary</p>

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**CALIFORNIA CROSSING ADDITION NO. 5**  
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-25-000158

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<p><b>LARRY TURMAN RPLS #1740</b>  <b>TBPS No. 10194928</b></p>	JOB NO: 19-012
	DATE: October 3, 2025
	SCALE: #####
	DRAWN BY: RP
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	(817) 798-4039 CELL surveygroup@att.net