

100 YEAR FLOODWAY EASEMENT VOL. 2004005, PG. 401, P.R.D.C.T. (SHOWN SHADED)

POINT OF BEGINNING

CENTER FOR HOUSING RESOURCES, INC. VOL. 2001, PG. 1338634 O.P.R.D.C.T.

CITY OF DALLAS 5' EASEMENT FOR THE PASSAGE OF VEHICULAR & PEDESTRIAN TRAFFIC (VOL. 71123, PG. 147, D.R.D.C.T.)

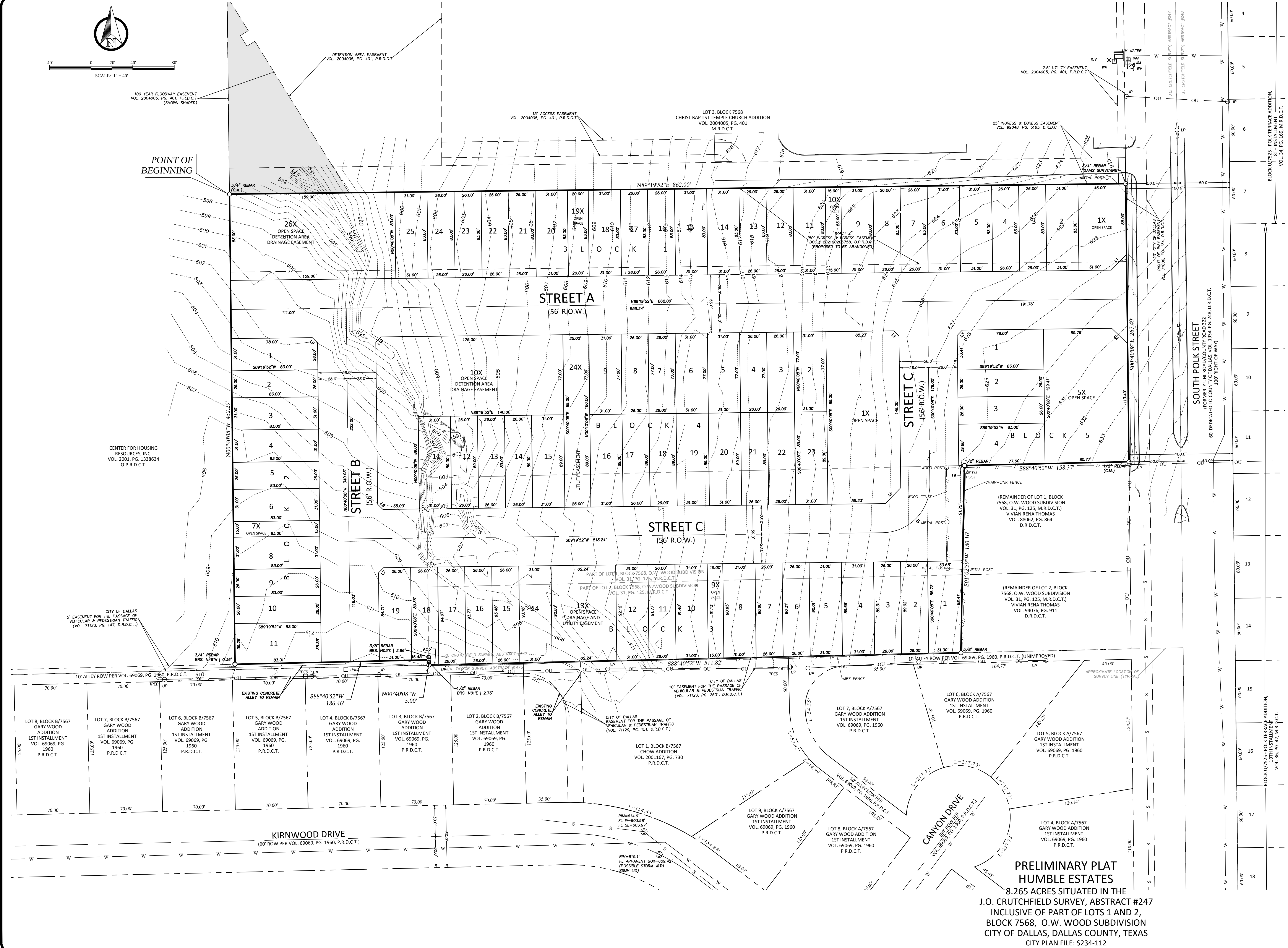
KIRNWOOD DRIVE (60' ROW PER VOL. 69069, PG. 1960, P.R.D.C.T.)

15' ACCESS EASEMENT VOL. 2004005, PG. 401, P.R.D.C.T.

LOT 3, BLOCK 7568 CHRIST BAPTIST TEMPLE CHURCH ADDITION VOL. 2004005, PG. 401 M.R.D.C.T.

25' INGRESS & EGRESS EASEMENT VOL. 99048, PG. 5163, D.R.D.C.T.

SOUTH SULK STREET (FORMERLY UHL ROAD) COUNTY ROAD 332 VOL. 1354, PG. 848, D.R.D.C.T. 60' DEDICATED TO COUNTY RIGHT-OF-WAY 100' RIGHT-OF-WAY



SURVEYOR/PREPARER

BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcdfw.com
TBPLS Firm #10194474

ENGINEER

HC ENGINEERING
3540 E. BROAD STREET, STE. 120 #251
MANSFIELD, TX 76063

OWNER/APPLICANT

M&J GROUP, LLC
363 AVIATOR DRIVE
FORT WORTH, TX 76179

JOB NO. 2022.900.249
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
01/17/2023	TREE SURVEY
03/20/2023	CITY COMMENTS

POLK STREET TOWNHOMES

DALLAS, TEXAS

SHEET:

VO1

PRELIMINARY PLAT
SHEET 1 OF 2

**PRELIMINARY PLAT
HUMBLE ESTATES**
8.265 ACRES SITUATED IN THE
J.O. CRUTCHFIELD SURVEY, ABSTRACT #247
INCLUSIVE OF PART OF LOTS 1 AND 2,
BLOCK 7568, O.W. WOOD SUBDIVISION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-112

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC - 5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034

LEGEND OF LINETYPES

BOUNDARY: _____
ADJOINING TRACT: - - - - -
EASEMENT: - - - - -
CENTERLINE: _____

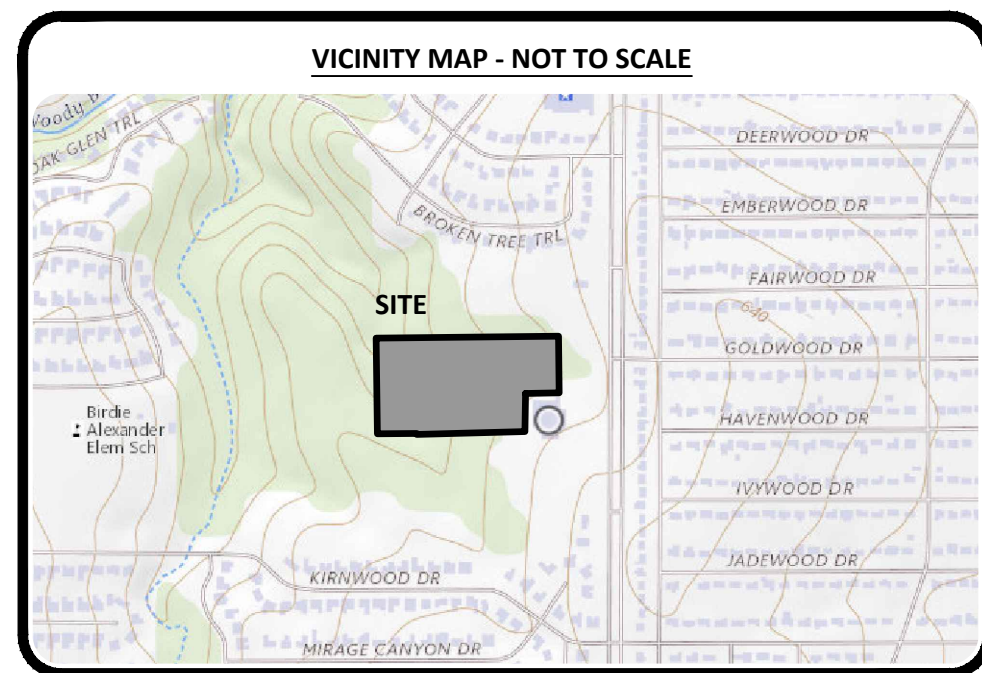
LOT AREA TABLE

Table with 4 columns: LOT, BLOCK, SQ. FT., ACRES. Lists lot areas for blocks 1X through 5X.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DOC.# DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
SQ. FT. SQUARE FEET
ROW RIGHT OF WAY
CRS CAPPED REBAR SET

VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS M&J GROUP, LLC is the owner of a tract situated in the J.O. Crutchfield Survey, abstract number 247, City of Dallas, Dallas County, Texas, being the same tract described in the deed to M&J Group, LLC, recorded in document number 202100206758, Official Public Records, Dallas County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 3/4 inch rebar found at the southwest corner of Lot 3, Block 7568, Christ Baptist Temple Church Addition, an addition in the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2004005, Page 401, Map Records, Dallas County, Texas;

THENCE with the south line of said Lot 3, NORTH 89 degrees 19 minutes 52 seconds EAST, a distance of 862.00 feet to a 3/4 inch rebar with cap stamped "DAVIS SURVEYING" found on the west right-of-way of South Polk Street (100 foot right-of-way);

THENCE with said west right-of-way, SOUTH 00 degrees 40 minutes 08 seconds EAST, a distance of 267.49 feet to a 1/2 inch rebar found on the north line of Lot 1, Block 7568, O.W. Wood Subdivision, an addition in the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 31, Page 125, Map Records, Dallas County, Texas;

THENCE with the north line of said Lot 1, SOUTH 88 degrees 40 minutes 52 seconds WEST, a distance of 158.37 feet to a 1/2 inch rebar found;

THENCE with the west line of said Lot 1, SOUTH 01 degree 02 minutes 59 seconds WEST, a distance of 180.16 feet to a 5/8 inch rebar found on the north line of a 10 foot alley, dedicated in Volume 69069, Page 1960, Plat Records, Dallas County, Texas;

THENCE with the north line of said alley, SOUTH 88 degrees 40 minutes 52 seconds WEST, a distance of 511.82 feet to the southeast corner of a 5' easement, recorded in volume 71123, page 147, Deed Records, Dallas County, Texas, from which a 1/2 inch rebar found bears NORTH 01 degree EAST, 2.73 feet;

THENCE with the east line of said easement, NORTH 00 degrees 40 minutes 08 seconds WEST, a distance of 5.00 feet to the northeast corner of said easement, from which a 3/8 inch rebar found bears NORTH 03 degrees EAST, 2.66 feet;

THENCE with the north line of said easement, SOUTH 88 degrees 40 minutes 52 seconds WEST, a distance of 186.46 feet to a point from which a 3/4 inch rebar found bears NORTH 49 degrees WEST, 0.36 feet;

THENCE NORTH 00 degrees 40 minutes 08 seconds WEST, a distance of 452.29 feet, returning to the POINT OF BEGINNING and enclosing 8.265 acres (360,043 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

M&J GROUP, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as HUMBLE ESTATES, an addition in 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 ___, 20__.

BY: _____

OWNER (AGENT)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, 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 he/she executed the same as for the purpose and consideration 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

SURVEYOR'S CERTIFICATE

I, John H. Barton III, 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 ___, 20__.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT April 23, 2024 John H. Barton III, R.P.L.S. No. 6737

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ___ day of ___, 2022.

Notary Public in and for the State of Texas

SURVEYOR/PREPARER



ENGINEER

HC ENGINEERING
3540 E. BROAD STREET, STE. 120 #251
MANSFIELD, TX 76063

OWNER/APPLICANT

M&J GROUP, LLC
363 AVIATOR DRIVE
FORT WORTH, TX 76179

JOB NO: 2022.900.249

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TABLE OF REVISIONS

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POLK STREET TOWNHOMES

DALLAS, TEXAS

PLACE COUNTY RECORDING LABEL HERE

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 ___ 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

SHEET:

VO2

PRELIMINARY PLAT SHEET 2 OF 2