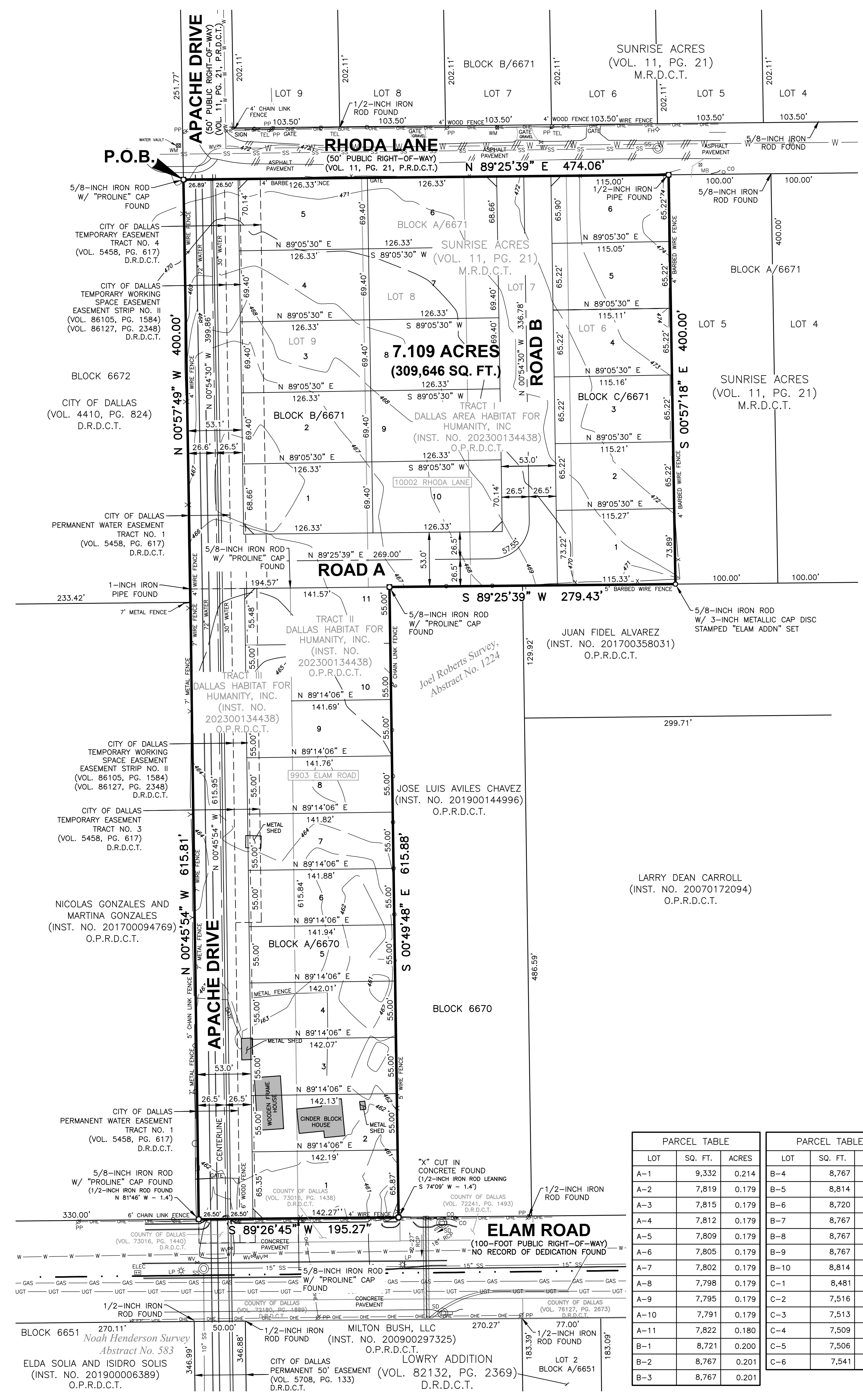


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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Area Habitat for Humanity, Inc. is the owner of a 7.109-acre (309,646-square-foot) tract of land situated in the Joel Roberts Survey, Abstract No. 1224, City of Dallas, Dallas County, Texas; said tract being all of Lots 6, 7, 8, and 9, Block A/6671, Sunrise Acres, an addition to the City of Dallas according to the plat recorded in Volume 11, Page 21 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described as Tracts I, II, and III in General Warranty Deed to Dallas Area Habitat for Humanity, Inc. recorded in Instrument No. 202300134438 of the Official Public Records of Dallas County, Texas; said 7.109-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "PROLINE" cap found in the east line of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 4410, Page 824 of the Deed Records of Dallas County, Texas; said point being the intersection of the west right-of-way line of Apache Drive (a 50-foot public right-of-way) and the south right-of-way line of Rhoda Lane (a 50-foot public right-of-way) and the northwest corner of said Lot 9, Block A/6671;

THENCE, North 89 degrees 25 minutes 39 seconds East, departing the said east line of City of Dallas tract and with the said south right-of-way line of Rhoda Lane and the north line of said Block A/6671, a distance of 474.06 feet to a 1/2-inch iron pipe found for corner; said point being the northeast corner of said Lot 6, Block A/6671 and the northwest corner of said Lot 5, Block A/6671 of said Sunrise Acres addition;

THENCE, South 00 degrees 57 minutes 18 seconds East, departing the said south right-of-way line of Rhoda Lane, into and across said Block A/6671, and with the east line of said Lot 6, Block A/6671 and the west line of said Lot 5, Block A/6671, a distance of 400.00 feet to a point for corner in the south line of said Block A/6671 and in the north line of that certain tract of land described in Warranty Deed to Juan Fidel Alvarez recorded in Instrument No. 201700358031 of said Official Public Records; said point being the southeast corner of said Lot 6, Block A/6671 and the southwest corner of said Lot 5, Block A/6671;

THENCE, South 89 degrees 25 minutes 39 seconds West, with the south line of said Block A/6671, the said north line of Alvarez tract, and the north line of that certain tract of land described in General Warranty Deed to Jose Luis Aviles Chavez recorded in Instrument No. 201900144996 of said Official Public Records, a distance of 279.43 feet to a 5/8-inch rod with "PROLINE" cap found for corner; said point being the northeast corner of said Lot 6, Block A/6671 and the northwest corner of said Chavez tract;

THENCE, South 00 degrees 49 minutes 48 seconds East, departing the said south line of Block A/6671 and with the east line of said Tract II and the west line of said Chavez tract, a distance of 615.88 feet to an "X" cut in concrete found for corner in the north right-of-way line of Elam Road (a variable-width public right-of-way); said point being the southeast corner of said Tract II and the southwest corner of said Chavez tract; from said point a leaning 1/2-inch rod found bears South 74 degrees 09 minutes West, 1.4 feet;

THENCE, South 89 degrees 26 minutes 45 seconds West, with the said north line of Elam Road and the south line of said Tracts II and III, at a distance of 98.19 feet passing a 5/8-inch iron rod with "PROLINE" cap found for the southwest corner of said Tract II and the southeast corner of said Tract III, continuing for a total distance of 195.27 feet to a 5/8-inch iron rod with "PROLINE" cap found for corner; said point being the southwest corner of said Tract III and the southeast corner of that certain tract of land described in General Warranty Deed to Nicolas Gonzales and Martina Gonzales recorded in Instrument No. 201700094769 of said Official Public Records; from said point a 1/2-inch iron rod found bears North 81 degrees 46 minutes West, 1.4 feet;

THENCE, North 00 degrees 45 minutes 54 seconds West, departing the said north line of Elam Road and with the west line of said Tract III, the east line of said Gonzalez tract, and the east line of said City of Dallas tract, a distance of 615.81 feet to a 1/2-inch iron pipe found for corner; said point being the northwest corner of said Tract III and the southwest corner of said Lot 9, Block A/6671;

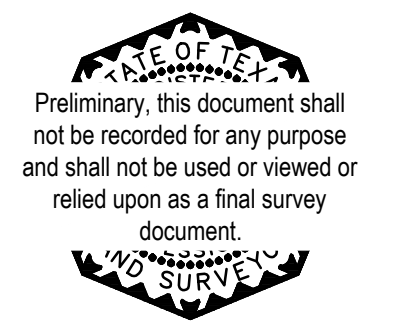
THENCE, North 00 degrees 57 minutes 49 seconds West, with the west line of said Lot 9, Block A/6671 and the said east line of City of Dallas tract, a distance of 400.00 feet to the POINT OF BEGINNING and containing 7.109 acres or 309,646 square feet of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Gregory Mark Peace, 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 \_\_\_ day of \_\_\_, 2024. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.



Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2024.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

Now therefore, know all men by these presents: That DALLAS AREA HABITAT FOR HUMANITY, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as ELAM ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 line 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 line 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 and upon 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.

By: DALLAS AREA HABITAT FOR HUMANITY, INC.

Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

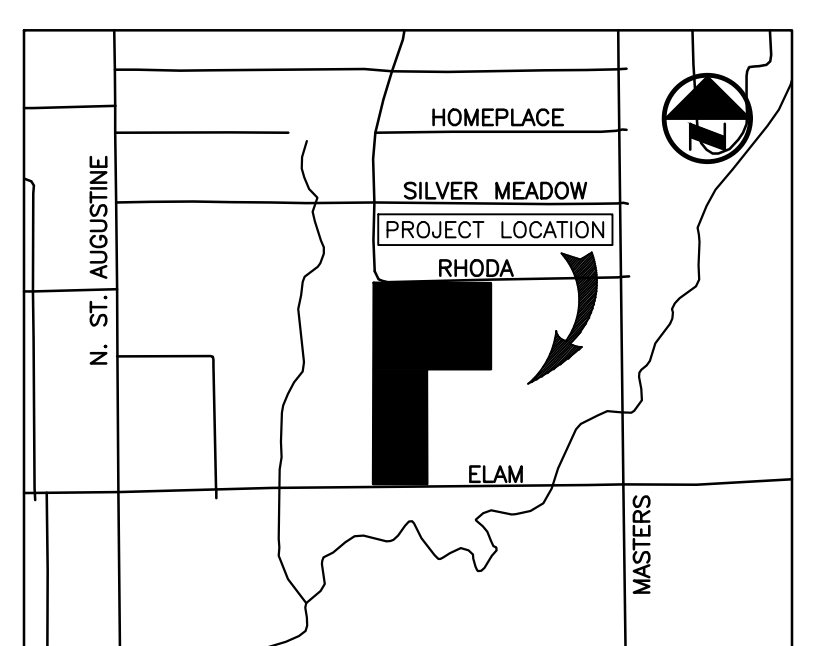
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2024.

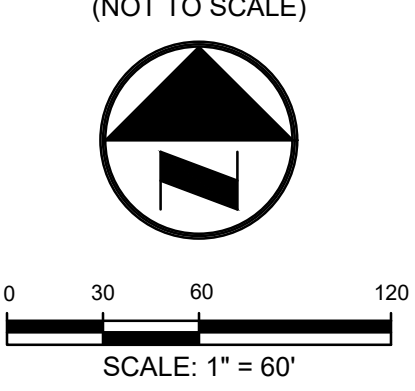
Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on September 11, 2023 with an applied combined scale factor of 1.0001365006.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0510K with an Effective Date of July 7, 2014.
Zone X - Areas determined to be outside 500-year floodplain
4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
5. The purpose of this plat is to create 27 new single-family lots from previously platted lots to facilitate new development.
6. Existing structures on the site will be demolished.



VICINITY MAP (NOT TO SCALE)



LEGEND

- MONUMENT OF RECORD DIGNITY
PROPERTY CORNER
ELECTRIC CONTROL BOX
ELECTRIC HAND HOLE
LIGHT POLE
POWER POLE
GAS METER
MAILBOX
SIGN
TELEPHONE PEDESTAL
CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
FIRE HYDRANT
WATER METER
WATER METER VAULT
POINT OF BEGINNING
VOLUME
PAGE
INSTRUMENT NUMBER
BOUNDARY LINE
ABSTRACT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
OVERHEAD ELECTRIC LINE
SANITARY SEWER LINE
UNDERGROUND NATURAL GAS LINE
UNDERGROUND WATER LINE
DEED RECORDS OF DALLAS COUNTY, TEXAS
MAP RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, \_\_\_\_\_, Chairperson or 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.

PRELIMINARY PLAT ELAM ADDITION

LOTS 1-11, BLOCK A/6671, LOTS 1-10, BLOCK B/6671, AND LOTS 1-6, BLOCK C/6671 A REPLAT OF LOTS 6, 7, 8, AND 9, BLOCK A/6671, SUNRISE ACRES JOEL ROBERTS SURVEY, ABSTRACT NO. 1224 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-043 ENGINEERING NO. 3111- JANUARY 2024

DEVELOPER: DALLAS AREA HABITAT FOR HUMANITY, INC. 2800 N. Hampton Rd, Dallas, Texas 75212. SURVEYOR: BGE, Inc. 2595 Dallas Parkway, Suite 101, Frisco, TX 75034.

PARCEL TABLE with columns for LOT, SQ. FT., and ACRES. Lists lots 1-11 and their respective areas.