



LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	BUILDING OVERHANG/COVER	---	STORM SEWER LINE
---	ASPHALT	---	WATER LINE
---	CONCRETE	---	EXISTING CONTOUR LINE
---	FENCE LINE	---	EXISTING SPOT ELEVATION
---	LIGHT STANDARD	---	1/2" IRON ROD WITH YELLOW PLASTIC
---	LIGHT BOLLARD	---	CAP STAMPED "R.C. INC." SET
---	BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC
---	WATER VALVE	---	CAP STAMPED " " FOUND
---	WATER METER	---	IRON ROD FOUND
---	FIRE HYDRANT	---	MAG NAIL SET / FOUND
---	STAND PIPE	---	CHISELED "X" SET / FOUND
---	CLEAN OUT	---	PIV NAIL SET / FOUND
---	IRRIGATION BOX	---	CONTROLLING MONUMENT
---	TELEPHONE PEDESTAL	---	MAP RECORDS, DALLAS COUNTY, TX
---	POWER POLE	---	DEED RECORDS, DALLAS COUNTY, TX
---	POWER POLE WITH U/S CONDUIT	---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	GUY WIRE	---	DALLAS COUNTY, TX
---	SIGN	---	INSTRUMENT NUMBER
---	SANITARY SEWER MANHOLE	---	VOL., PG.
---	GAS MANHOLE	---	AREA DRAIN & SIZE IN INCHES
---	TELEPHONE MANHOLE	---	ROOF DRAIN
---	ELECTRIC MANHOLE	---	CURB DRAIN
---	FIBER OPTIC MANHOLE	---	PULL BOX
---	COMMUNICATIONS MANHOLE	---	PULL BOX ELECTRIC
---	ELECTRIC BOX	---	PULL BOX TELEPHONE
---	ELECTRIC METER	---	PULL BOX FIBER OPTIC
---	TRAFFIC SIGNAL	---	
---	TRAFFIC SIGNAL BOX	---	
---	POST INDICATOR VALVE	---	

- GENERAL NOTES:**
1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
 2. Controlling Monuments: As Shown.
 3. Lot-to-lot drainage is not permitted without engineering approval.
 4. The purpose of this plat is to combine 2 platted lots and part of another platted lot into a single platted lot.
 5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 6. The structure at 6517 Bob O Link Drive, is going to be demolished. The structure at 6521 Bob O Link Drive, is going to remain and be remodeled.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
 I, Tony Shilds, Chairperson or Brent Rubbs, 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

PRELIMINARY PLAT
 OF
J.M.Y. ADDITION
LOT 1, BLOCK F/4815
REPLAT
 OF
NORTH RIDGE PARK ADDITION
 A PORTION OF
LOT 20, BLOCK F/4815
 AND OF
LOT 21 & 22, BLOCK F/4815
 A. HYDE SURVEY, ABSTRACT NO. 552
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-051
 ENGINEERING NO. DP-_____

SCALE: 1" = 40' DATE: 09-13-2024

OWNER: JASON YORK & SARAH YORK
 6521 BOB-O-LINK DRIVE
 DALLAS, TEXAS 75201
 214-500-2989
 jasonmyork@gmail.com

SURVEYOR: RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rig@rlginc.com
 TX PE REG #493
 TBPELS REG #100341-00

RECORDED INST# - JOB NO. 2411.040 E-FILE 2411.040PP DWG NO. 28,488W SHEET 1 OF 2

OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JASON M. YORK AND SARAH E. YORK, married to each other, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Lot 1, Block F/4815, J.M.Y. ADDITION, 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2025.

By: _____
Jason M. York, Owner.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Chris Regis, 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 _____, 2025.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2025.

By: _____
Sarah E. York, Owner.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brad Cheves, 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, JASON M. YORK AND SARAH E. YORK, married to each other, are the sole owners of a 20,020 square foot (0.4596 acre) tract of land situated in the A. Hyde Survey, Abstract No. 552, City of Dallas, Dallas County, Texas, being a portion of Lot 20, Block F/4815, North Ridge Park Addition, an addition to the City of Dallas, according to the plat recorded in Volume 7, Page 71, Map Records, Dallas County, Texas, all of Lot 21 & 22, Block F/4815, of said North Ridge Park Addition, being all of the tract of land described in a General Warranty Deed to Jason M. York and Sarah E. York, recorded in Instrument Number 202400132840, Official Public Records, Dallas County, Texas, being all of the tract of land described in a General Warranty Deed with Vendor's Lien to Jason M. York and Sarah E. York, recorded in Instrument Number 201800054287, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the northeast right-of-way line of Bob-O-Link Drive (a variable width right-of-way), and the southwest line of said Lot 20, for the southwest corner of a tract of land described in a warranty Deed with Vendor's Line to Michele Connie, recorded in Instrument Number 200600205488, Official Public Records, Dallas County, Texas, and the southeast corner of a Tract of Land recorded in said Instrument Number 201800054287, from which a found 1/2" iron pipe bears South 31°11'08" East, a distance of 0.38 feet, and from which a found 1/4" iron pipe bears South 35°21'55" East, a distance of 0.47 feet;

THENCE North 85°22'30" West, along the northeast right-of-way line of said Bob-O-Link Drive, a distance of 143.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the southeast corner of Lot 23, Block F/4815, of said North Ridge Park Addition, the southwest corner of said Lot 22, and the southwest corner of a Tract of Land recorded in said Instrument Number 202400132840;

THENCE North 04°37'30" East, along the common line between said Lot 22 and said Lot 23, a distance of 140.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the southwest line of a 15 foot alley (recorded in said Volume 7, Page 71), for the northeast corner of said Lot 23, the northwest corner of said Lot 22, and the northwest corner of Tract of Land recorded in said Instrument Number 202400132840, from which a found 3/8" iron rod for the northeast corner of Lot 24, Block F/4815, of said North Ridge Park Addition, and the northwest corner of said Lot 23, bears North 85°22'30" East, a distance of 55.00 feet;

THENCE South 85°22'30" East, along the southwest line of said 15 foot alley, a distance of 143.00 feet to a in the northeast line of said Lot 20, for the northwest corner of a said Michele Connie's tract, and the northeast corner of a Tract of Land recorded in said Instrument Number 201800054287, from which a found 1" iron pipe bears North 04°37'30" East, a distance of 0.52 feet;

THENCE South 04°37'30" West, a distance of 140.00 feet to the POINT OF BEGINNING, containing 20,020 square feet or 0.4596 acres of land, more or less.

PRELIMINARY PLAT
OF
J.M.Y. ADDITION
LOT 1, BLOCK F/4815
REPLAT
OF
NORTH RIDGE PARK ADDITION
A PORTION OF
LOT 20, BLOCK F/4815
AND OF
LOT 21 & 22, BLOCK F/4815
A. HYDE SURVEY, ABSTRACT NO. 552
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-051
ENGINEERING NO. DP-____

SCALE: 1" = 40' DATE: 09-13-2024

OWNER:
JASON YORK & SARAH YORK
6521 BOB-O-LINK DRIVE
DALLAS, TEXAS 75201
214-500-2989
jasonmyork@gmail.com

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-489
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2411.040	E-FILE	2411.040PP	SHEET	2 OF 2
----------	-------	---	---------	----------	--------	------------	-------	--------