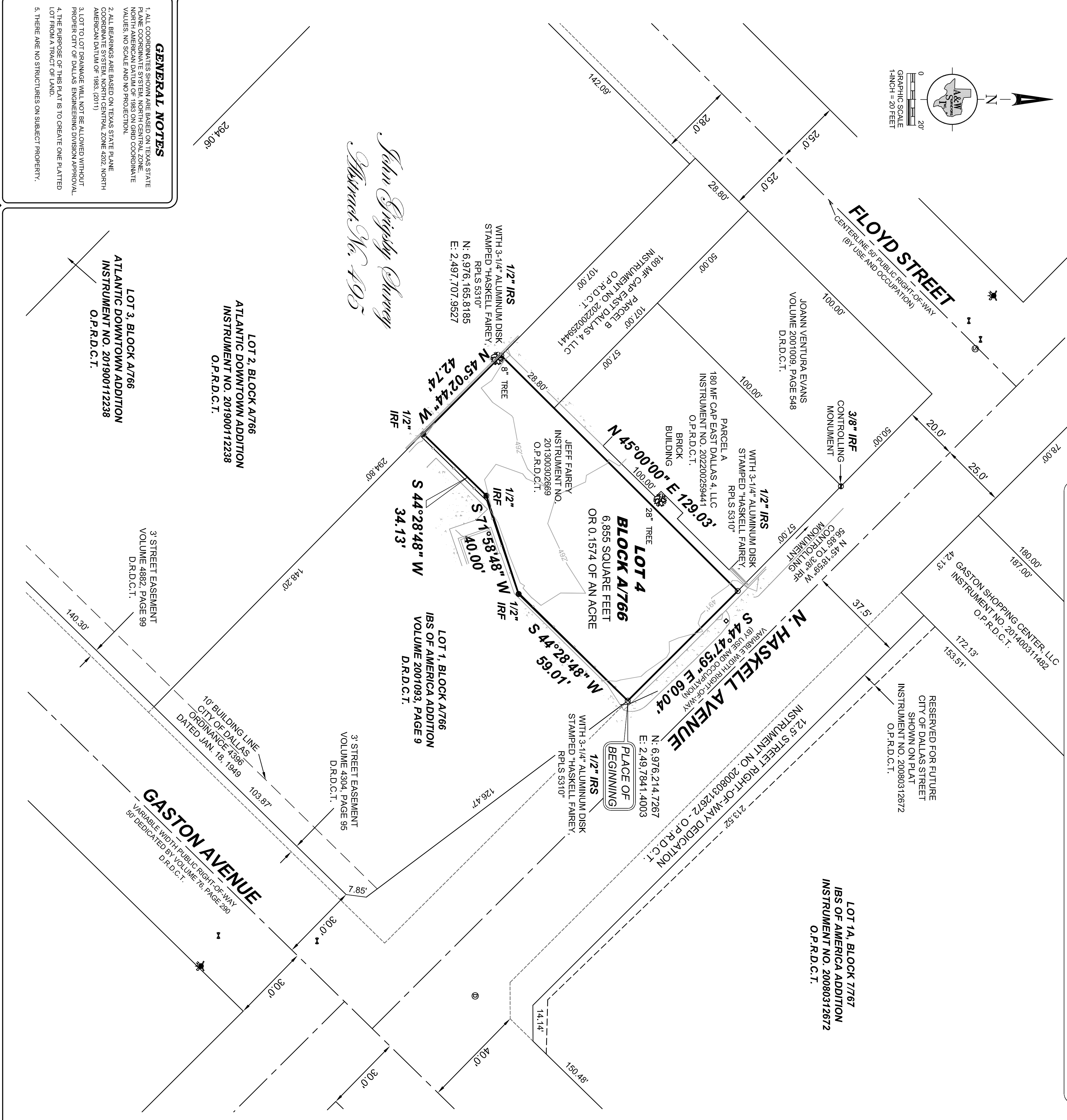


LEGEND

(Symbol)	1/2" IR FOUND	(Symbol)	TELE BOX
(Symbol)	1/2" R SET	(Symbol)	CABLE BOX
(Symbol)	3/8" R FOUND	(Symbol)	WATER METER
(Symbol)	3/4" R FOUND	(Symbol)	SAN SEW. MH
(Symbol)	600 WML FOUND	(Symbol)	ELECTRIC BOX
(Symbol)	R.F. VAL. SET	(Symbol)	BRICK COLUMN
(Symbol)	1/2" P FOUND	(Symbol)	STORM DRAIN MH
(Symbol)		(Symbol)	SAN SEW. CO.
(Symbol)		(Symbol)	POOL EQUIP.
(Symbol)		(Symbol)	CONCRETE
(Symbol)		(Symbol)	GRAVEL
(Symbol)		(Symbol)	BRICK
(Symbol)		(Symbol)	STONE
(Symbol)		(Symbol)	WOOD DECK
(Symbol)		(Symbol)	WOOD FENCE
(Symbol)		(Symbol)	CHAINLINK FENCE
(Symbol)		(Symbol)	IRON FENCE
(Symbol)		(Symbol)	BARBED WIRE FENCE
(Symbol)		(Symbol)	GLASS WIRE ANCHOR
(Symbol)		(Symbol)	OVERHEAD UTILITY LINE
(Symbol)		(Symbol)	BRICK RET. WALL
(Symbol)		(Symbol)	STONE RET. WALL
(Symbol)		(Symbol)	BUILDING LINE
(Symbol)		(Symbol)	EASEMENT
(Symbol)		(Symbol)	BOUNDARY
(Symbol)		(Symbol)	HIGH BANK LINE
(Symbol)		(Symbol)	COVERED AREA
(Symbol)		(Symbol)	TILE
(Symbol)		(Symbol)	ASPHALT



John Grigsby Curvey
Surveyor No. 4905

GENERAL NOTES

1. ALL COORDINATE SYSTEMS ARE BASED ON THE 1983 NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011)
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM A TRACT OF LAND.
5. THERE ARE NO STRUCTURES ON SUBJECT PROPERTY.

LOT 2, BLOCK A/766
ATLANTIC DOWNTOWN ADDITION
INSTRUMENT NO. 201900112238
O.P.R.D.C.T.

LOT 3, BLOCK A/766
ATLANTIC DOWNTOWN ADDITION
INSTRUMENT NO. 201900112238
O.P.R.D.C.T.

LOT 4
BLOCK A/766
6,855 SQUARE FEET
OR 0.1574 OF AN ACRE

LOT 1, BLOCK A/766
IBS OF AMERICA ADDITION
VOLUME 2001093, PAGE 9
D.R.D.C.T.

3 STREET EASEMENT
VOLUME 4882, PAGE 99
D.R.D.C.T.

3 STREET EASEMENT
VOLUME 4304, PAGE 95
D.R.D.C.T.

10' BUILDING LINE
CITY OF DALLAS
ORDINANCE 4306
DATED JAN. 18, 1949

10' BUILDING LINE
ORDINANCE 4306
DATED JAN. 18, 1949

10' BUILDING LINE
ORDINANCE 4306
DATED JAN. 18, 1949

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Jeff Fairley is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, Dallas, and being the same tract of land described in General Warranty Deed to Jeff Fairley, recorded in Instrument No. 201300302669, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Haskell Fairley, RPLS 5310" set in the Southwest line of N. Haskell Avenue, a 57.5' wide public right-of-way at this point, at the North corner of Lot 1, Block A/766 of IBS America Addition, an addition to the City of Dallas, Dallas County, Texas; according to the plat thereof recorded in Volume 2001093, Page 9, Deed Records, Dallas County, Texas;

THENCE South 44°28'48" West, along a Northwesterly line of said Lot 1, a distance of 40.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Haskell Fairley, RPLS 5310" set in an interior ell corner of said Lot 1;

THENCE South 71°58'48" West, along a Northwesterly line of said Lot 1, a distance of 40.00' to a 1/2" iron rod found at an exterior ell corner of said Lot 1;

THENCE South 44°28'48" West, along a Northwesterly line of said Lot 1, a distance of 34.13' to a 1/2" iron rod found in the Northeast line of Lot 2, Block A/766 of Atlantic Downtown Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201900112238, Official Public Records, Dallas County, Texas, at the West corner of said Lot 1, Block A/766, IBS of America Addition;

THENCE North 45°02'44" West, along said Northeast line of Lot 2, a distance of 42.74' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Haskell Fairley, RPLS 5310" set at the South corner of a tract of land described as Parcel B in deed to 180 MF CAP East Dallas 4, LLC, recorded in Instrument No. 202200259441, Official Public Records, Dallas County, Texas;

THENCE North 44°47'59" East, along the Southeast line of said Parcel B and Parcel A of said 180 MF CAP East Dallas 4, LLC, a distance of 129.03' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Haskell Fairley, RPLS 5310" set in said Southwest line of N. Haskell Avenue, at the East corner of said Parcel A;

THENCE South 44°47'59" East, along said Southwest line, a distance of 60.04' to the PLACE OF BEGINNING and containing 6,855 square feet or 0.1574 of an acre of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jeff Fairley, does hereby adopt this plat, designating the herein described property as **HASKELL FAIRLEY 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 hereon are hereby reserved for the purposes indicated. The utility and the lane easements shall be open to the public, the 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 the 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 areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, the 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 _____ day of _____ 20__.

Jeff Fairley, 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 Jeff Fairley, 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 the _____ day of _____ 20__.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, after this plat has been prepared in my direct presence, and after I have read and compared the same with the original field notes, and after I have examined the 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 no monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(1)(C)(i) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20__.

PRELIMINARY, RELEASED 9-17-24 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shildt, 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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 10017440
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 881-4879 FAX: (972) 861-4884
WWW.AANDWSURV.COM

Owner: Jeff Fairley
~ 2605 Winstead Drive, Dallas, TX 75214 ~
~ PROPERTY ADDRESS: 9111 N. Haskell Avenue ~

DOB No. 242372 | Expiry 07/25 | License 05/17/25 | Expires:

"A professional company operating in your best interest"

PRELIMINARY PLAT
HASKELL FAIRLEY
LOT 4, BLOCK A/766
BEING A PART OF
CITY BLOCK 766
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5245-006
ENGINEERING PLAN NO. DP _____