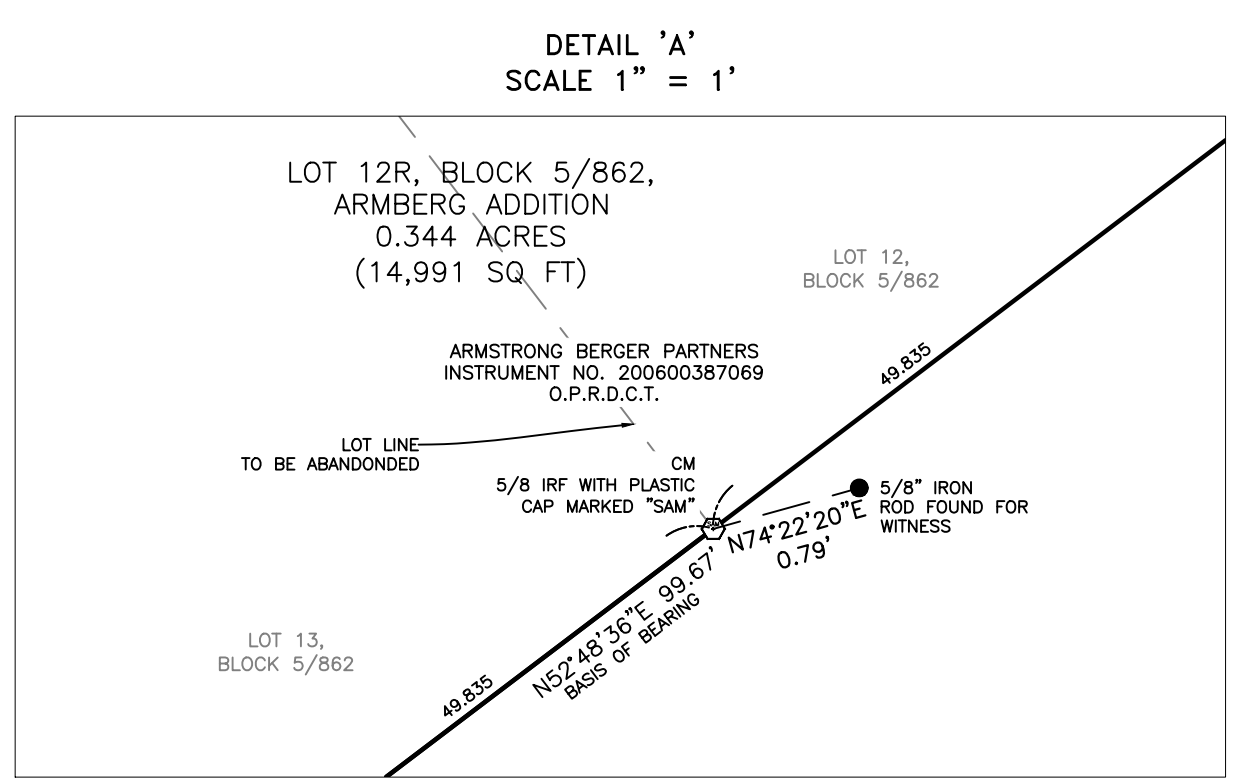
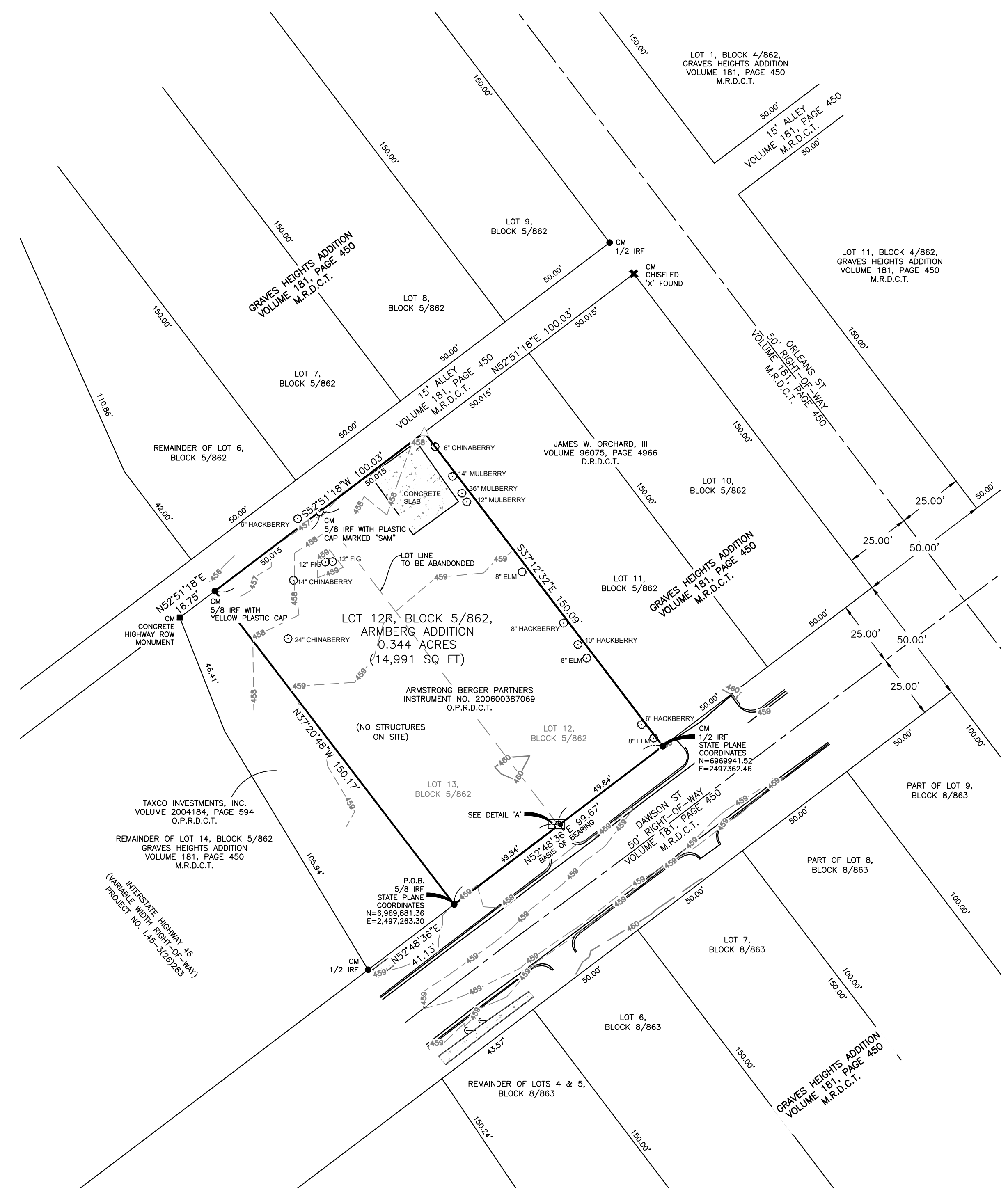


TREE TABLE	
COMMON NAME	SCIENTIFIC NAME
CHINABERRY	MELIA AZEDARACH
HACKBERRY	CELTIS OCCIDENTALIS
FIG	FICUS CARICA
MULBERRY	MORUS RUBRA
ELM	ULMUS CRASSIFOLIA



GENERAL NOTES:

- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 0.9998663394. (N52°48'36"E)
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR FUTURE DEVELOPMENT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL ELEVATION SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATION UTILIZING GEOID 12B, US SURVEY FEET, BASED ON GPS OBSERVATIONS AND CITY OF DALLAS WATER UTILITIES BENCHMARK "44-U-1".

LEGEND

	FOUND 5/8" IRON ROD WITH CAP MARKED "SAM" (UNLESS OTHERWISE NOTED)
	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
	FOUND CHISELED 'X' IN CONCRETE
	CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT
	CALCULATED POINT
	TREE (AS NOTED)
	6" WOODEN BOLLARD
	CENTERLINE OF ROAD
	PROPERTY LINE
	CONCRETE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
R.O.W. LINE	EDGE OF EXISTING PUBLIC RIGHT-OF-WAY

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, ARMSTRONG BERGER PARTNERS, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, JOHN ARMSTRONG, PARTNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ARMBERG ADDITION, LOT 12R, BLOCK 5/862**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS AND ALLEYS 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 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. SIDEWALKS SHALL BE CONSTRUCTED BY THE BUILDER AS REQUIRED BY CITY COUNCIL RESOLUTION 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 _____, 2024.

BY: _____
JOHN ARMSTRONG, PARTNER
ARMSTRONG BERGER PARTNERS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS JOHN ARMSTRONG, OWNER 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 FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2024.

SURVEYOR'S STATEMENT:

I, ROBERT RICHARDSON, 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.

DATED THIS THE _____ DAY OF _____, 2024.

RELEASED FOR REVIEW 11/06/2024
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ROBERT RICHARDSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7071
SURVEYING AND MAPPING, LLC. (SAM)
TEXAS FIRM REGISTRATION NO. 10064300

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 ROBERT RICHARDSON 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS ARMSTRONG BERGER PARTNERS ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 12 AND LOT 13, BLOCK 5/862, GRAVES HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, CONVEYED TO ARMSTRONG BERGER PARTNERS BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 200600387069, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF DAWSON STREET (A 50 FOOT WIDE RIGHT-OF-WAY), SAME BEING THE EAST CORNER OF THE REMAINDER OF LOT 14, BLOCK 5/862, GRAVES HEIGHTS ADDITION CONVEYED TO TAXCO INVESTMENTS, INC. BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 200600140192, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND SAME BEING THE SOUTH CORNER OF SAID LOT 13, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR CORNER IN SAID NORTHWEST RIGHT-OF-WAY LINE OF DAWSON STREET, SAME BEING THE SOUTH CORNER OF SAID REMAINDER OF LOT 14, AND SAME BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45, BEARS SOUTH 52°48'36" WEST A DISTANCE OF 41.13 FEET;

THENCE NORTH 37°20'48" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 13 AND THE NORTHEAST LINE OF SAID PART OF LOT 14 A DISTANCE OF 150.17 FEET FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE WEST CORNER OF SAID LOT 13, SAME BEING THE NORTH CORNER OF SAID PART OF LOT 14, AND SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF A 15 FEET WIDE ALLEY, FROM WHICH A FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID PART OF LOT 14, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 45, AND SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY BEARS SOUTH 52°51'18" WEST A DISTANCE OF 16.75 FEET;

THENCE NORTH 52°51'18" EAST ALONG THE NORTHWEST LINE OF SAID LOT 13 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ALLEY, AT A DISTANCE OF 50.015 FEET PASS A 5/8" IRON ROD WITH CAP MARKED "SAM" FOUND FOR THE NORTH CORNER OF SAID LOT 13, SAME BEING THE WEST CORNER OF SAID LOT 12, AND CONTINUING ALONG THE NORTHWEST LINE OF SAID LOT 12 AND THE SOUTHWEST LINE OF SAID ALLEY A TOTAL DISTANCE OF 100.03 FEET TO A CALCULATED POINT FOR THE NORTH CORNER OF SAID LOT 12, SAME BEING THE WEST CORNER OF LOT 11, BLOCK 5/862, GRAVES HEIGHTS ADDITION CONVEYED TO JAMES W. ORCHARD, III BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT VOLUME 96075, PAGE 4966, DEED RECORDS, DALLAS COUNTY, TEXAS, AND SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY, FROM WHICH A CHISELED 'X' FOUND FOR THE NORTH CORNER OF LOT 10, BLOCK 5/862, GRAVES HEIGHTS ADDITION CONVEYED TO JAMES W. ORCHARD, III IN SAID WARRANTY DEED WITH VENDOR'S LIEN, SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY, AND SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF ORLEANS STREET (A 50 FOOT WIDE RIGHT-OF-WAY), BEARS NORTH 52°51'18" EAST A DISTANCE OF 100.03 FEET;

THENCE SOUTH 37°12'32" EAST ALONG THE NORTHEAST LINE OF SAID LOT 12, SAME BEING THE SOUTHWEST LINE OF SAID LOT 11 A DISTANCE OF 150.09 FEET TO A FOUND 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 12, SAME BEING THE SOUTH CORNER OF SAID LOT 11, AND SAME BEING IN THE NORTHWEST RIGHT-OF-WAY OF SAID DAWSON STREET;

THENCE SOUTH 52°48'36" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 12 AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID DAWSON STREET, AT A DISTANCE OF 49.835 FEET PASS A 5/8" IRON ROD WITH CAP MARKED "SAM" FOUND FOR THE SOUTH CORNER OF SAID LOT 12, SAME BEING THE EAST CORNER OF SAID LOT 13, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 74°22'20" EAST A DISTANCE OF 0.79 FEET, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 13 AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID DAWSON STREET A TOTAL DISTANCE OF 99.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,991 SQUARE FEET OR 0.344 ACRES OF LAND;

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
I, Tony Shihdi, 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

**PRELIMINARY PLAT
ARMBERG ADDITION**

LOT 12R, BLOCK 5/862
14,991 SQ FT / 0.344 ACRES
BEING A REPLAT OF

LOTS 12 AND 13, BLOCK 5/862, GRAVES HEIGHTS ADDITION
SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-035



1341 W. Mockingbird Lane
Suite 400W
Dallas, TX 75247
Of: 214.631.7888
Fax: 214.631.7103
email: info@sam.biz
Texas Firm Registration No. 10064300

SCALE 1"=30' / DATE:11/7/2024 / JOB NO. 1024090157 / DRAWN BY: RFD

OWNER:

ARMSTRONG BERGER PARTNERS
JOHN ARMSTRONG, PARTNER
2611 STATE STREET
DALLAS, TEXAS 75204