

VICINITY MAP  
NOT TO SCALE

DETENTION AREA EASEMENT

THIS PLAT IS APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA(S) ALONG BLOCK A/8776 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK A/8776. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.

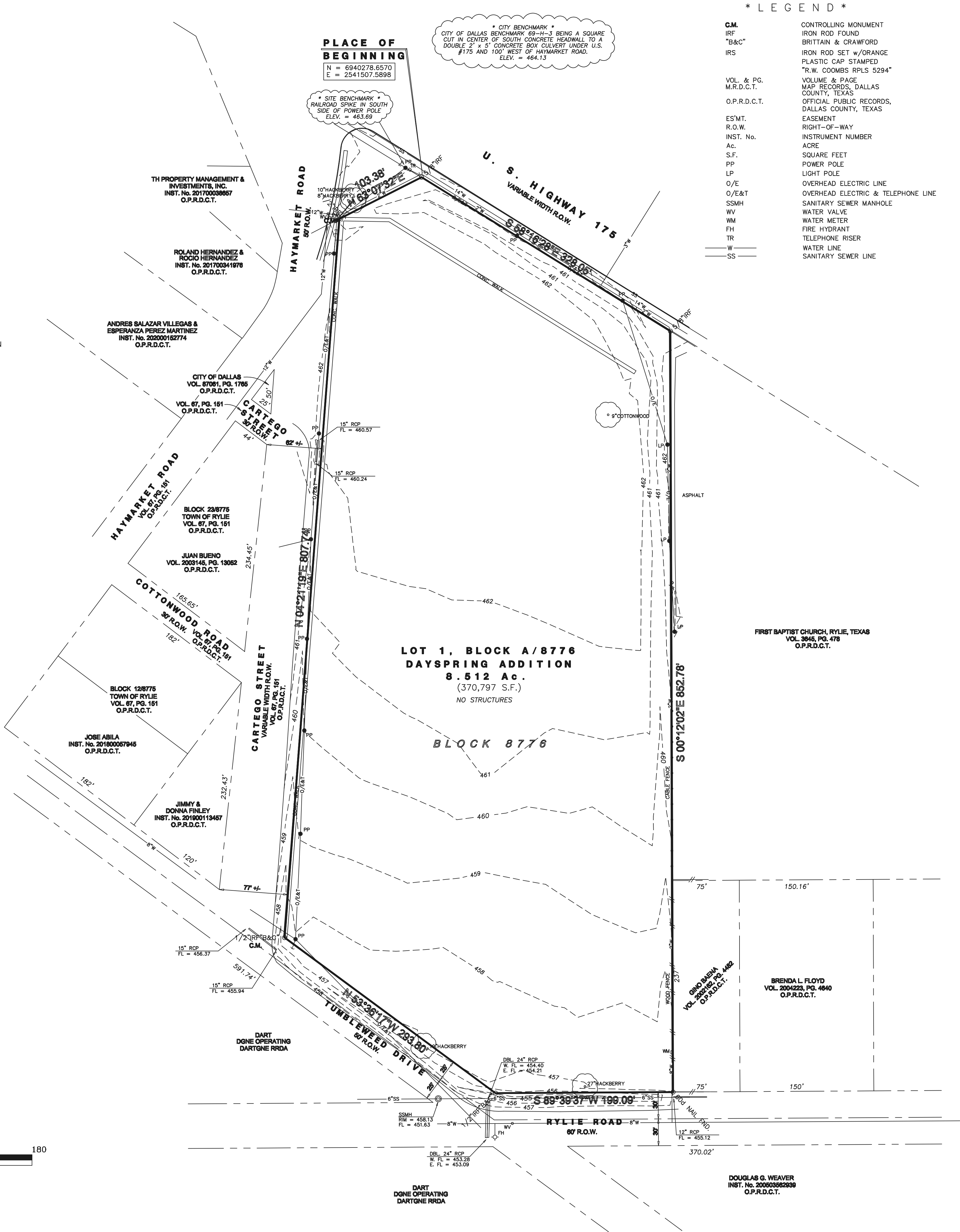
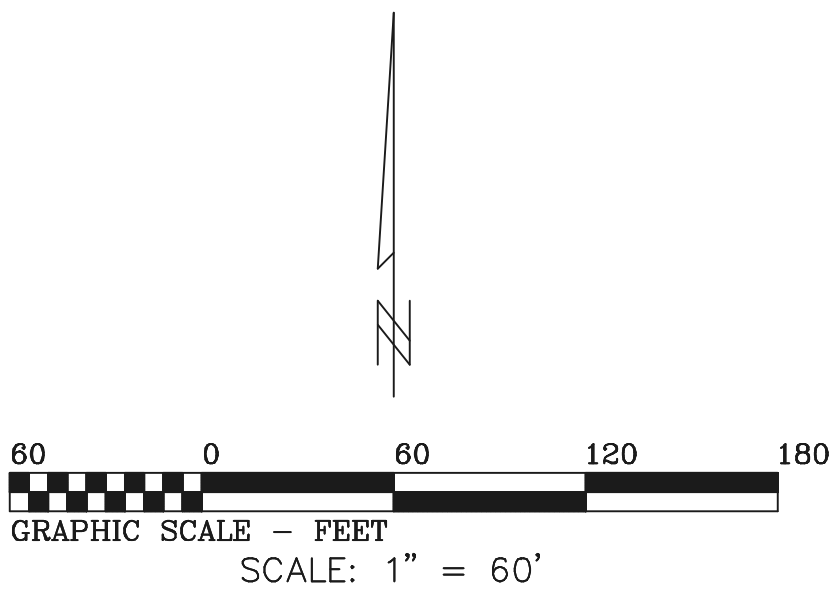
NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HEREINAFTER DEFINED IN BLOCK A/8776, UNLESS APPROVED BY THE CHIEF ENGINEER OF SUSTAINABLE DEVELOPMANT AND CONSTRUCTION. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES UNNECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT, OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREAS TRAVERSING OR AJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER, OR TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK A/8776, AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

\* GENERAL NOTES \*

- "LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL."
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NOT PROJECTION. COORDINATES SHOWN HEREON REFLECT BEARINGS SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LEGAL LOT FOR CONSTRUCTION PURPOSES.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- ALL DETENTION AREA EASEMENT CORNERS AND ANGLE POINTS ARE MARKED WITH 1/2-INCH IRON RODS WITH ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294" UNLES OTHERWISE NOTED.



\* L E G E N D \*

<b>C.M.</b> IRF "B&C" IRS	CONTROLLING MONUMENT IRON ROD FOUND BRITTAIN & CRAWFORD IRON ROD SET w/ORANGE PLASTIC CAP STAMPED "R.W. COOMBS RPLS 5294"
VOL. & PG. M.R.D.C.T. COUNTY, TEXAS O.P.R.D.C.T.	VOLUME & PAGE MAP RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS EASEMENT
ES'MT. R.O.W. INST. No. Ac. S.F. PP LP O/E O/E&T SSMH WV WM FH TR	RIGHT-OF-WAY INSTRUMENT NUMBER ACRE SQUARE FEET POWER POLE LIGHT POLE OVERHEAD ELECTRIC LINE OVERHEAD ELECTRIC & TELEPHONE LINE SANITARY SEWER MANHOLE WATER VALVE WATER METER FIRE HYDRANT TELEPHONE RISER
— W — — SS —	WATER LINE SANITARY SEWER LINE

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, DAYSPRING MINISTRIES OF DALLAS, INC., is the sole owner of a tract of land situated in the J. R. RYLIE SURVEY, ABSTRACT No. 1245, City of Dallas, Dallas County, Texas, being a portion of City Block 8776, City of Dallas, Texas, and being all that certain tract of land conveyed to Dayspring Ministries of Dallas, Inc., by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201800327782, Official Public Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the most Northerly Northwest corner of said Dayspring Tract, being the Northeast corner of a corner clip in the Southwest right-of-way line of U. S. Highway 175 to a 5/8-inch iron rod found at the Northeast corner of said Dayspring Tract, being the Northwest corner of that certain tract of land conveyed to First Baptist Church of Rylie recorded in Volume 3645, Page 478, Official Public Records, Dallas County, Texas;

THENCE S 58° 16' 28" E, 328.05 feet along the said Southwest right-of-way line of U. S. Highway 175 to a 5/8-inch iron rod found at the Northeast corner of said Dayspring Tract, being the Northwest corner of that certain tract of land conveyed to First Baptist Church of Rylie recorded in Volume 3645, Page 478, Official Public Records, Dallas County, Texas;

THENCE S 00° 12' 02" E, 852.78 feet along the East boudary line of said Dayspring Tract to a 60d nail found at the Southeast corner thereof, being the Southwest corner of that certain tract of land described in deed to Gina Eberhart, recorded in Volume 2002162, page 4482 of the Official Public Records of Dallas County, Texas and lying in the North right-of-way line of Rylie Road (a 60-foot wide right-of-way);

THENCE along the Southerly boundary line of said Dayspring Tract as follows:

S 89° 39' 37" W, 199.09 feet with the said North right-of-way line of Rylie Road to a 1/2-inch iron rod found with yellow plastic cap stamped "BRITTAIN & CRAWFORD" at its intersection with the Northeast right-of-way line of Tumbleweed Drive (a 50-foot wide right-of-way);

N 53° 36' 17" W, 293.80 feet with the said Northeast right-of-way line of Tumbleweed Drive to a 1/2-inch iron rod found with yellow plastic cap stamped "BRITTAIN & CRAWFORD" at its intersection with the East right-of-way line of Cartego Street (a variable width right-of-way), being the Southwest corner of aforesaid Dayspring Tract;

THENCE N 04° 21' 19" E, 807.74 feet along the West boundary line of said Dayspring Tract with the said East right-of-way line of Cartego Street and the East right-of-way line of aforesaid Cartego Road to a 1/2-inch iron rod found at the most Westerly Northwest corner of said Dayspring Tract, being the Southwest corper of aforesaid corner clip;

THENCE N 63° 07' 32" E, 103.38 feet along the Southeast right-of-way line of said Haymarket Road with the Southerly line of said corner clip to the PLACE OF BEGINNING, containing 8.512 acres (370,797 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DAYSPRING MINISTRIES OF DALLAS, INC., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DAYSPRING 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 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 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).

Notwithstanding the general easement language recited above, the detention area easements shown on this plat are hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 \_\_\_\_\_, 2022

DAYSPRING MINISTRIES OF DALLAS, INC.

BEN LUGO, SR., President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared BEN LUGO, SR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2022

NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF TARRANT

I, RONALD W. COOMBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from record 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 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.

RONALD W. COOMBS  
R.P.L.S. No. 5294

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, known to me to be the person whose nome is subscribed to the foregoing instrumet?, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2022

PRELIMINARY, THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT

THE PUPOSE FOR THIS PLAT IS TO  
CREATE ONE LOT FROM AN 8.512  
ACRE TRACT OF LAND.

PRELIMINARY PLAT  
**DAYSPRING ADDITION**  
**LOT 1, BLOCK A/8776**

BEING 8.512 ACRES OF LAND LOCATED IN THE  
J. R. RYLIE SURVEY, ABSTRACT No. 1245  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

<b>SURVEYOR:</b> COOMBS LAND SURVEYING, INC. P.O. BOX 6160 FORT WORTH, TEXAS 76115 ATTN: RON. COOMBS, R.P.L.S. (817) 920-7600 ron.coombs@sbcglobal.net	<b>ENGINEER:</b> DHR ENGINEERING, INC. 511 E. JOHN CARPENTER FRWY # 500 IRVING, TEXAS 75062 ATTN: DAVID RECHT, P.E. (972) 717-0100 drecht@dhr-eng.com	<b>OWNER/DEVELOPER:</b> DAYSPRING MINISTRIES OF DALLAS, INC. 817 HOLCOMB ROAD DALLAS, TEXAS 75217 ATTN: BEN LUGO, SR. (310) 604-3010 blugosr@yahoo.com
CITY PLAN FILE No. S <b>223-054</b> CITY ENGINEERS PLAN FILE No. _____	1 LOT	8.512 Ac.

DECEMBER 1, 2022