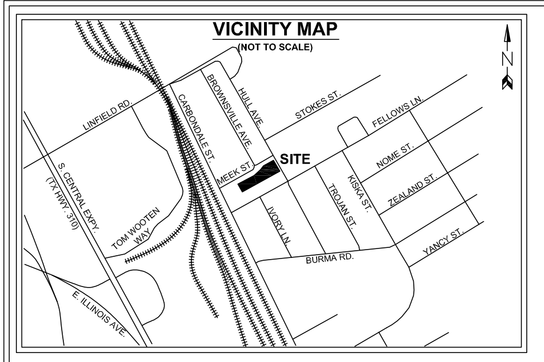

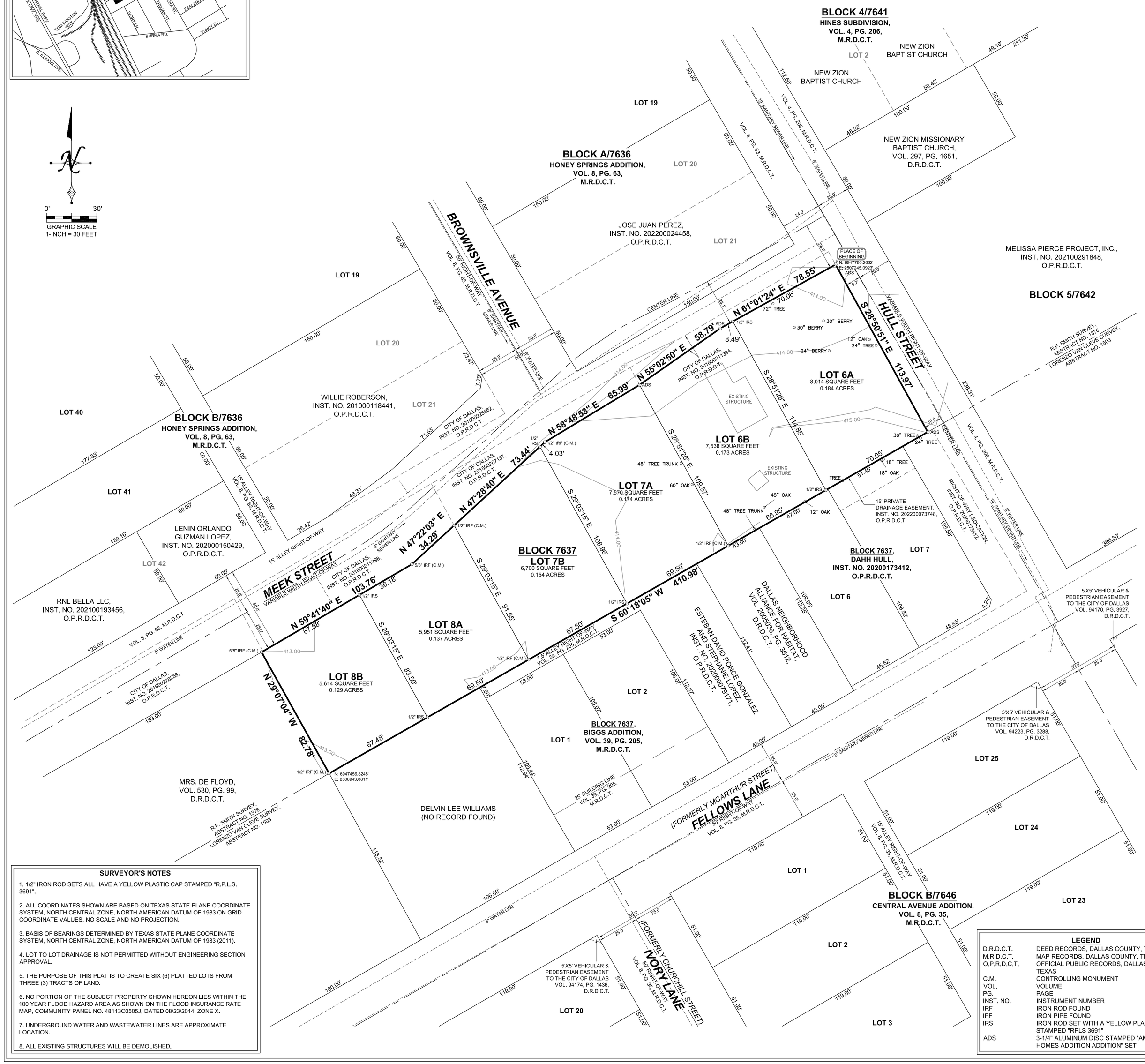

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Ameritex Homes, LLC, is the sole owner of a tract of land located in the R.F. SMITH SURVEY, Abstract No, 1376, City of Dallas, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Ameritex Homes, LLC, recorded in Instrument No. 202200072980, Official Public Records, Dallas County, Texas, and General Warranty Deed with Vendor's Lien to Ameritex Homes, LLC, recorded in Instrument No. 202200096491, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3-1/4 inch aluminum disc stamped "AMERITEX HOMES ADDITION, RPLS 3691" set at the intersection of the Southwest line of Hull Avenue, with the Southeast line of Meek Street, at the North corner of said Ameritex Homes, LLC tract;

Thence South 28 degrees 50 minutes 51 seconds East, along said Southwest line, a distance of 113.97 feet to a -1/4 inch aluminum disc stamped "AMERITEX HOMES ADDITION, RPLS 3691" set for corner;

Thence South 60 degrees 18 minutes 05 seconds West, a distance of 410.98 feet to a 1/2 inch iron rod found in the Northeast line of a tract of land described in deed to Mrs. De Floyd, at the West corner of a tract of land described in deed to Dekvin Lee Williams, same being the South corner of said Ameritex Homes, LLC tract;

Thence North 29 degrees 07 minutes 04 seconds West, a distance of 82.78 feet to a 5/8 inch iron rod found in the said Southeast line of Meek Street, at the Southeast corner of a tract of land described in deed to City of Dallas, recorded in Instrument No. 201600226258, Official Public Records, Dallas County, Texas, same being the West corner of said Ameritex Homes, LLC tract;

Thence North 59 degrees 41 minutes 40 seconds East, along said Southeast line, a distance of 103.76 feet to a 5/8 inch iron rod found for corner;

Thence North 47 degrees 22 minutes 03 seconds East, along said Southeast line, a distance of 34.29 feet to a 1/2 inch iron rod found for corner;

Thence North 47 degrees 28 minutes 40 seconds East, along said Southeast line, a distance of 73.44 feet to a 1/2 inch iron rod found for corner;

Thence North 58 degrees 48 degrees 53 minutes East, along said Southeast line, a distance of 65.99 feet to a -1/4 inch aluminum disc stamped "AMERITEX HOMES ADDITION, RPLS 3691" set for corner;

Thence North 55 degrees 02 minutes 50 seconds East, along said Southeast line, a distance of 58.79 feet to a -1/4 inch aluminum disc stamped "AMERITEX HOMES ADDITION, RPLS 3691" set for corner;

Thence North 61 degrees 01 minutes 24 seconds East, along said Southeast line, a distance of 78.55 feet to the PLACE OF BEGINNING and containing 41,386 square feet or 0.950 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ameritex Homes, LLC, does hereby adopt this plat, designating the herein described property as: **LOTS 6A, 6B ,7A, 7B, 8A, & 8B, BLOCK 7637, AMERITEX HOMES 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 systems 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. (Anye 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 thet utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

Own**r**: Ameritex Homes, LLC

_____
Name:
Title: Authorized Agent

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 _____, Authorized signer on behalf of Ameritex Homes, LLC, 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 purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) PLATTED LOTS FROM THREE (3) TRACTS OF LAND.
6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0505J, DATED 08/23/2014, ZONE X.
7. UNDERGROUND WATER AND WASTEWATER LINES ARE APPROXIMATE LOCATION.
8. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
ADS	3-1/4" ALUMINUM DISC STAMPED "AMERITEX HOMES ADDITION ADDITION" SET

PROPERTY ADDRESS:
7817 HULL AVENUE, DALLAS, TEXAS 75216

OWNER: AMERITEX HOMES, LLC
16643 DALLAS PARKWAY SUITE 1050, DALLAS, TX 75254
PHONE: 469-359-1153

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202201697-01 PREPARATION DATE: 07/29/2022 DRAWN BY: TD

PRELIMINARY PLAT
LOTS 6A, 6B, 7A, 7B, 8A & 8B, BLOCK 7637
AMERITEX HOMES ADDITION

BEING 0.950 ACRE TRACT OF LAND,
SITUATED IN THE R.F. SMITH SURVEY, ABSTRACT NO. 1376
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 056
ENGINEERING FILE NO. ____-____