



0 30 60 90
SCALE 1"=30'
(INTENDED TO BE PRINTED ON A 24" X 36" SHEET)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2817.01'	211.64'	211.59'	(M)S 14°49'02" E	4°18'17"

LINE	BEARING	DISTANCE
L1	(M)N 49°38'59" E	68.62'
L2	(M)N 73°41'45" W	7.41'
L3	(M)S 49°39'00" W	1.13'

NO.	TREE DESCRIPTION
1	36" RED CYPRESS
2	25.5" CEDAR ELM
3	37" HACKBERRY TWIN
4	20.5" HACKBERRY
5	36" L OAK
6	68.5" ASH TWIN
7	18" HACKBERRY
9	6.5" TREE OF HEAVEN
10	8.5" TREE OF HEAVEN
11	24" ELM
12	10.5" HACKBERRY
13	8.5" TREE OF HEAVEN
14	5.5" TREE OF HEAVEN
15	9.5" HACKBERRY
16	CLUSTER OF CREPE MYRTLE
17	10.5" HACKBERRY
18	29" OAK
19	39" ELM

LEGEND:

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- ⊙ IRPF = IRON PIPE FOUND
- C.M = CONTROLLING MONUMENT
- (P) = PLAT MEASURED
- (M) = FIELD MEASURED
- INST. NO. = INSTRUMENT NUMBER
- W/BC = WITH BLUE PLASTIC CAP
- W/YC = WITH YELLOW PLASTIC CAP
- STAMPED "CBG"
- SAN. SWR. = SANITARY SEWER
- FH = FIRE HYDRANT
- WV = WATER VALVE
- SMH = SANITARY SEWER MANHOLE
- CONC. = CONCRETE
- S.W. = SIDEWALK
- = POWER POLE
- TR = TREE SYMBOL (NOT TO SCALE)
- ⊗ = AT&T MARKER
- ⊙ = SOUTHWESTERN BELL MANHOLE
- ⊙ = STORM SEWER DRAIN
- ⊙ = TxDOT MANHOLE
- D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS

FLOOD NOTE:

THIS TRACT IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FOR FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0365K; EFFECTIVE DATE: JULY 07, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S STATEMENT:

I, WILLIAM DAVIS FINNEY, 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-8.517 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

RELEASED 1/31/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

WILLIAM DAVIS FINNEY DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3941

STATE OF TEXAS: COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

LINE TYPE TABLE	
———	BOUNDARY LINE
———	ADJOINER LOT LINE
———	EXISTING COUNTEROUT LINE
———	WATER LINE
———	GAS LINE
———	OVERHEAD SERVICE LINE
———	WASTE WATER LINE
———	STREET CENTER LINE

OWNER:

KETH VIBOL
2614 CHESTERFIELD RD
GARLAND, TEXAS 75043
214-271-7049
VIBOL.KETH@GMAIL.COM

SURVEYOR:

DATA LAND SERVICES CORPORATION
FIRM NO. 10183900
P.O. BOX 2110
FORNEY, TEXAS 75126
972-564-6166 OFFICE
EMAIL orders@datalandservices.com

FIELD DATE: 1/7/2023
SCALE 1"=30'
DRAWN BY: JLK
JOB# 23-2907

GENERAL NOTES:

1. BASIS OF BEARING GRID NORTH TEXAS NORTH CENTRAL ZONE 4202, NAD83. TIED INTO LEICA MARTNET NETWORK RTK SYSTEM.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS FROM ONE LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 OF GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION US SURVEY FEET.
5. ELEVATIONS SHOW HEREON WAS TIED INTO LEICA SMARTNET NETWORK RTK GPS SYSTEM NAVD88.
6. UTILITIES SHOWN ARE SCALED FROM CITY UTILITY MAPS APPROXIMATE LOCATION.

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Keth Vibol is the owner of lot, tract or parcel of land situated in the J.M. Crockett Survey, Abstract No. 353, in the City of Dallas, Dallas County, Texas and being all of Lot 79A, Block 2251, of B. Patel Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 86077, Page 2035, Map Records, Dallas County, Texas, (M.R.D.C.T.), as described per deed recorded in Instrument Number 201600178256, Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 3/8" iron rod found and a bent 1/2" iron pipe found at the South corner of Lot 79A and the Northwest corner of Lot 82, Block 2251 of Ervay Place Addition, an Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 443, Map Records, Dallas County, Texas and being in the Northeasterly right-of-way line of Colonial Avenue (a called 60' right-of-way per Volume 1, Page 443, M.R.D.C.T., a variable measured width);

THENCE North 40 degrees 19 minutes 16 seconds West, with the Southwesterly line of Lot 79A and the Northeasterly right-of-way line of Colonial Avenue a distance of 149.48 feet to a 3/8" iron rod found at a West corner of said Lot 79A and at the South corner of Lot 78, Block 2251 of said Ervay Place Addition; THENCE North 49 degrees 24 minutes 00 seconds East, with a Northwesterly line of said Lot 79A and the Southerly line of said Lot 78 a distance of 140.01 feet to a 1/2" iron pipe found at an ell corner of said Lot 79A and at the East corner of said Lot 78;

THENCE North 40 degrees 21 minutes 01 seconds West, with the Southwesterly line of said Lot 79A and the Northeasterly line of Lot 78 a distance of 47.03 feet to a 1/2" iron rod with blue plastic cap stamped "R.P.L.S. 3941" set for a Northwest corner of said Lot 79A and in a Southeasterly right-of-way line of Faye Street (a 50' right-of-way per Volume 1, Page 443, M.R.D.C.T.);

THENCE North 49 degrees 38 minutes 59 seconds East, with the Northwesterly line of Lot 79A and the Southeasterly right-of-way line of Faye Street a distance of 68.62 feet to a 1/2" iron rod with blue plastic cap stamped "R.P.L.S. 3941" set for angle corner clip;

THENCE North 73 degrees 41 minutes 45 seconds East, with the Northeasterly line of Lot 79A and the said corner clip of Faye Street a distance of 7.41 feet to a 1/2" iron rod with blue plastic cap stamped "R.P.L.S. 3941" set for angle corner clip and being at the intersection of South Central Expressway (a variable width right-of-way and said Faye Street, said corner being in a non-tangent curve to the right having a delta angle of 4 degrees 18 minutes 17 seconds, a radius of 2817.01 feet a chord bearing of South 14 degrees 49 minutes 02 seconds, a chord distance of 211.59 feet;

THENCE with said non-tangent curve to the right with the Northeasterly line of Lot 79A and the Southwesterly right-of-way line of said South Central Expressway an arc distance of 211.64 feet to a 1/2" iron rod with blue plastic cap stamped "R.P.L.S. 3941" set for the East corner of said Lot 79A and being at the North corner of said Lot 82;

THENCE South 49 degrees 39 minutes 00 seconds West, a distance of 121.57 feet to the POINT OF BEGINNING containing 26,867 square feet or 0.617 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KETH VIBOL, OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 79-R1, LOT 79-R2, LOT 79-R3, LOT 79-R4, BLOCK 2251 OF VOBOL ADDITION AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE 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, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20 ____.

BY: _____
KETH VIBOL, OWNER

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR _____ COUNTY

PRELIMINARY PLAT VIBOL ADDITION LOTS 79-R1, 79-R2, 79-R3 & 79-R4 BLOCK 2251

BEING A REPLAT OF LOT 79A, BLOCK 2251,
B. PATEL ADDITION

BEING 0.617 ACRES SITUATED IN THE
J. M. CROCKETT SURVEY,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-086
ENGINEERING PLAN NO. _____

THIS PLAT FILED IN INSTRUMENT NO. _____

SHEET 1 OF 1