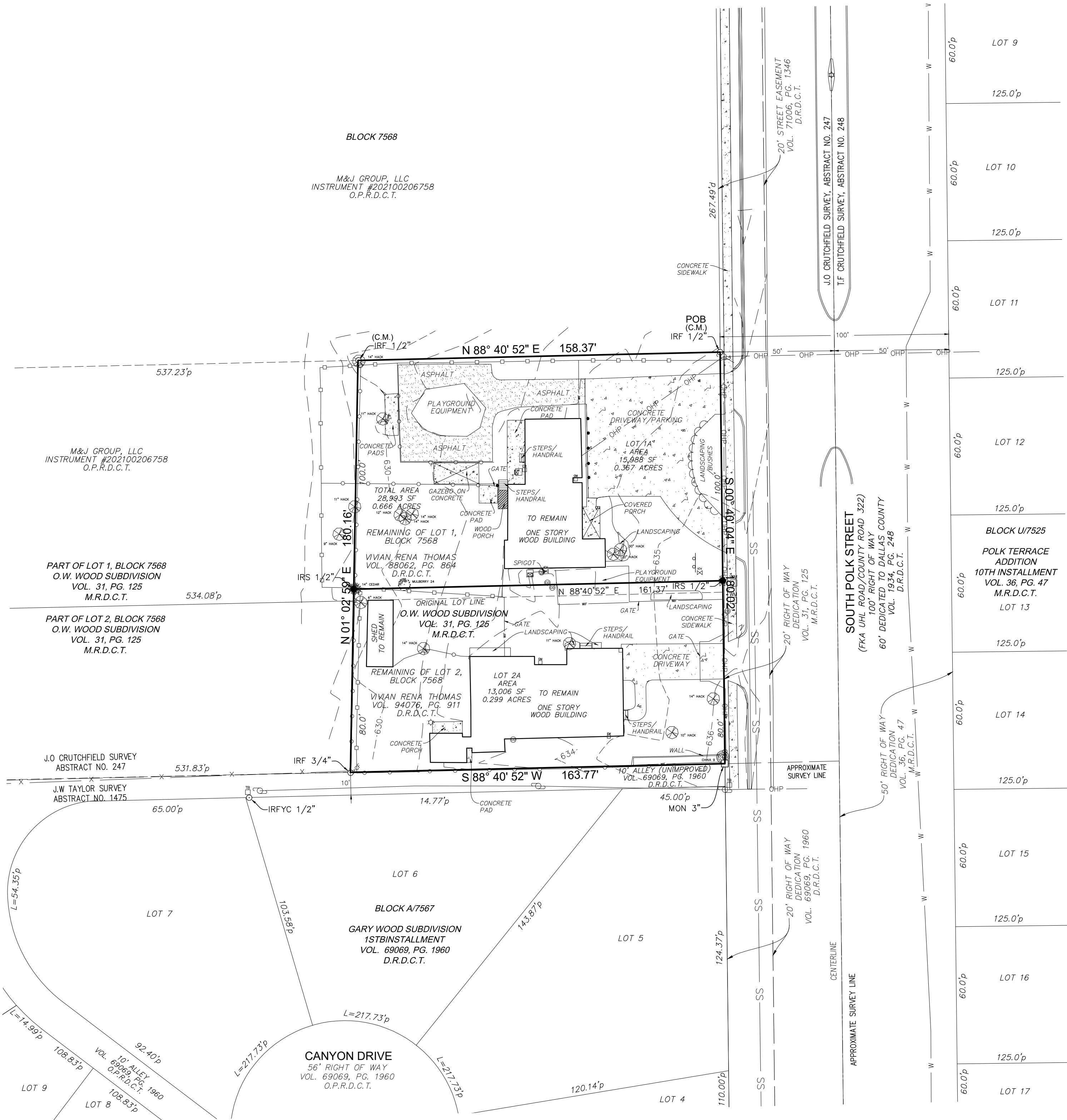


Drawing: G:\My Drive\Survey\23081-7601 Plak St Dallas HCE-Platting Saved By: elasi Save Time: 10/19/2023 12:54 PM
Plotted by: elasi Plot Date: 10/20/2023 3:59 PM



(C.M.)	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
p, m	PLATTED, MEASURED
VOL./PG.	VOLUME/PAGE
○ IRF	IRON ROD FOUND (AS NOTED)
—OHP—	OVERHEAD POWER LINE
—e—o—	WOOD FENCE
—WIF—	WIRE FENCE
—c—o—	CHAIN LINK FENCE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE

⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	LIGHT POLE
⊕	TELEPHONE BOX
⊕	SANITARY SEWER CLEANOUT
⊕	UTILITY POLE
⊕	ELECTRIC METER
⊕	WATER METER
⊕	ELECTRIC BOX
⊕	A/C UNIT
⊕	GAS METER
⊕	SIGN

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 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 monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Section 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 _____, 2023.

PRELIMINARY , THIS DRAWING SHALL NOT
BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vivian Rena Thomas, does hereby adopt this plat, designating the herein described property as **VIVIAN RENA ESTATES**, 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 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of, _____, 2023.

Vivian Rena Thomas
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 Vivian Rena Thomas 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 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 _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF COLLIN

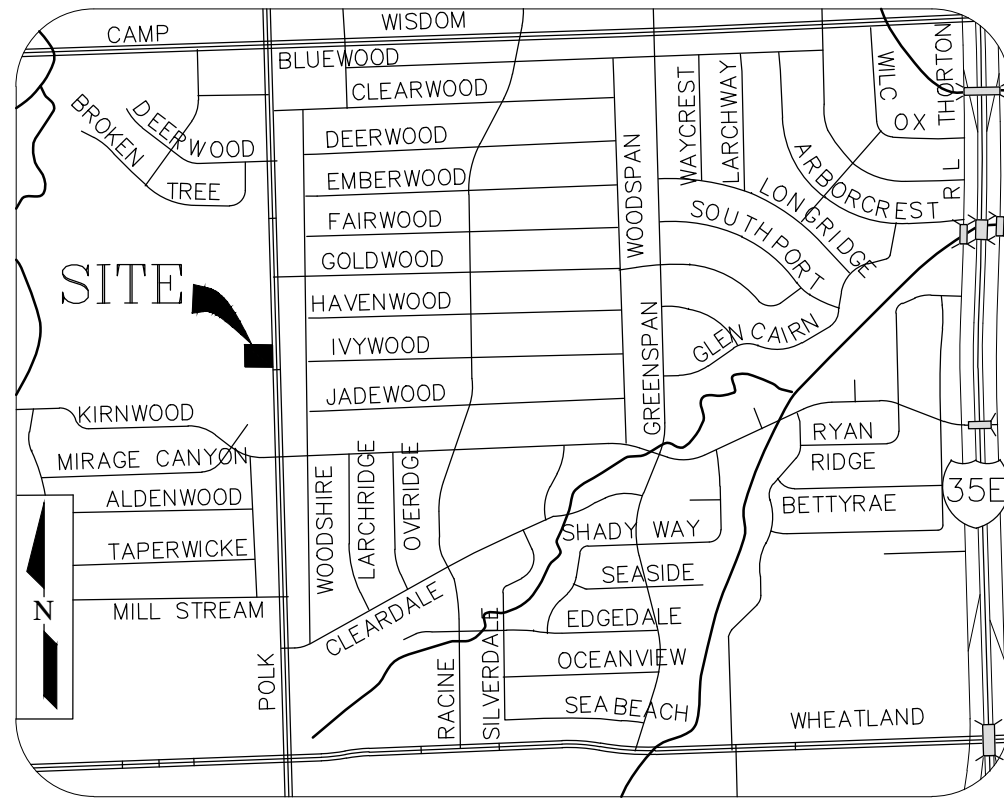
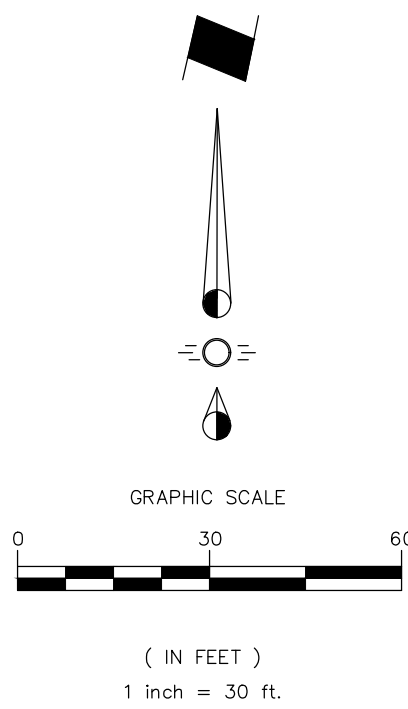
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- The purpose of this plat is to create two lots from a platted lot.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Vivian Rena Thomas is the owner of a tract situated in the J.O. Crutchfield Survey, abstract number 247, City of Dallas, Dallas County, Texas, and being a portion of Lots 1 and 2, Block 7568, O.W. Wood Subdivision, an addition to the City of Dallas, recorded in Volume 31, Page 125, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Warranty Deed with Vendor's Lien to Vivian Rena Thomas, recorded in Volume 88062, Page 864, and Volume 94076, Page 911, of the Deed Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch rod found (Controlling Monument) at the Northeast corner of said Thomas Tract, and being the North right of way line of South Polk Street, a 100 foot right of way, recorded in Volume 1934, Page 248 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 00 degrees 40 minutes 04 seconds East, a distance of 180.02 feet, with the East line of said Lot 1, and the North right-of-way of South Polk Street, to a 3" monument found at the Southeast corner of said Lot 2 and a 10' alley, recorded in Volume 69069, Page 1960 (O.P.R.D.C.T.);

THENCE South 88 degrees 40 minutes 52 seconds West, a distance of 163.77 feet to a 3/4 inch rod found on the Southwest line of Lot 2 and said 10' alley;

THENCE North 01 degrees 02 minutes 59 seconds east, with the West line of said Lots 1 and 2, a distance of 180.16 feet to a 1/2 inch rod found (Controlling Monument) for a corner between said Lot 1 and a property described in a General Warranty Deed to M & J Group, LLC, recorded in Instrument #202100206758 (O.P.R.D.C.T.);

THENCE North 88 degrees 40 minutes 52 seconds East, with the north line of said Lot 1 and M & J Group, LLC tract, a distance of 158.37 feet to the **POINT OF BEGINNING** containing 28,993 square feet or 0.666 acres of land more or less.

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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

OWNERS:

VIVIAN RENA THOMAS
7655 POLK ST
DALLAS, TX 75232

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
VIVIAN RENA ESTATES
LOTS 1A AND 2A, BLOCK 7568

A REPLAT OF PART OF LOT 1 AND 2, BLOCK 7568
O.W. WOOD SUBDIVISION
0.666 ACRES SITUATED IN THE
J.O. CRUTCHFIELD SURVEY, ABSTRACT NO. 247
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: 5234-007