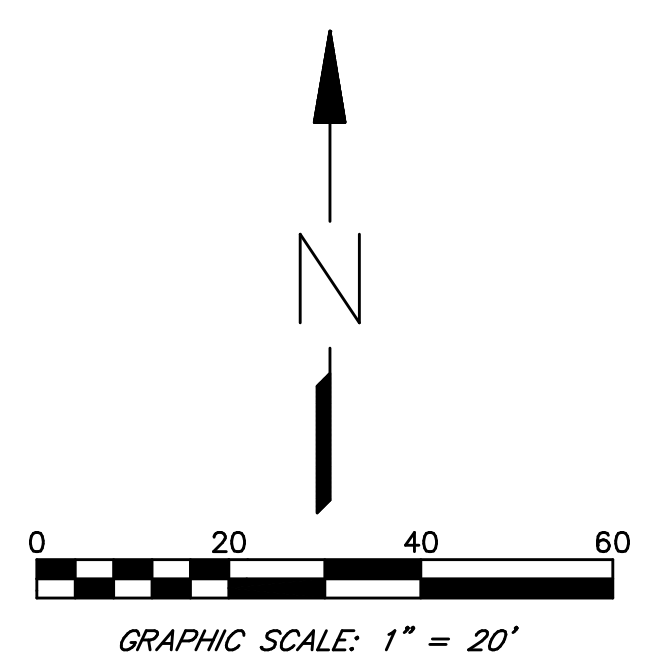


**GENERAL NOTES:**

1. Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
3. The purpose of this plat is to create a single lot from parts of 3 existing lots.
4. Coordinates shown are Texas State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983 on grid coordinate values, no scale and no projection.
5. All structures to be removed.



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WEST EIGHTH STREET TOWNHOMES, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WEST EIGHTH STREET TOWNHOMES 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 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 \_\_\_\_\_, 2022.

WEST EIGHTH STREET TOWNHOMES, LLC

Andrew Strange, Member

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Andrew Strange, 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.

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

Notary Public in and for the State of Texas.

**SURVEYOR'S STATEMENT:**

I, RUDY RANGEL, 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, 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 \_\_\_ day of \_\_\_\_\_, 2022.

"Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document."

RUDY RANGEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5664

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Rudy Rangel, 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.

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

Notary Public in and for the State of Texas.

PRELIMINARY PLAT  
**WEST EIGHTH STREET TOWNHOMES ADDITION**  
LOT 16A, BLOCK 9/1616

A REPLAT OF PART OF LOTS 16, 17 AND 18, BLOCK 9/1616 OF CLIFTON PLACE PLAT NO. 1, SITUATED IN THE JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

OWNER/DEVELOPER  
WEST EIGHTH STREET TOWNHOMES, LLC  
5808 SCENIC BAY CT.  
ARLINGTON, TEXAS 76013  
PH. 949-547-1276

CITY PLAN FILE NO. S212-107  
CITY ENGINEERING PLAN FILE NO. \_\_\_\_\_

RANGEL LAND SURVEYING  
1012 TIMBERLINE DR., HEATH, TX. 75032  
ARLINGTON, TEXAS 76013  
RANGELANDSURVEY@SBWELL.NET 214-325-8026

DATE: 02/23/2022  
JOB NO. 21095  
FIRM NO. 10077100

- LEGEND**
- R.O.W. .... RIGHT-OF-WAY
  - 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
  - INST. .... INSTRUMENT
  - NO. .... NUMBER
  - VOL. .... VOLUME
  - PG. .... PAGE
  - PT. .... PART OF
  - (CM) .... CONTROLLING MONUMENT
  - FD. .... FOUND
  - I.R. .... IRON ROD
  - W/C .... WITH YELLOW CAP
  - C/L .... CHAIN LINK
  - WM .... WATER METER
  - WV .... WATER VALVE
  - GW .... GUY WIRE
  - O/H .... OVERHEAD
  - LP .... LIGHT POLE
  - GM .... GAS METER
  - SM MH .... SANITARY SEWER MANHOLE
  - STM MH .... STORM SEWER MANHOLE
  - UGCM .... UNDERGROUND CABLE MARKER
  - PP .... POWER POLE
  - FH .... FIRE HYDRANT
  - CO .... CLEANOUT
  - CONC. .... CONCRETE
  - ASPHALT .... u lu

**NOTES:**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS West Eighth Street Townhomes, LLC is the owner of parts of Lots 16, 17 and 18, Block 9/1616 of CLIFTON PLACE PLAT NO. 1, an addition to the City of Dallas, Texas, recorded in Volume 1, Page 438 of the Map Records of Dallas County, Texas, and being situated in the James A. Sylvester Survey, Abstract No. 1383, and being those same tracts of land described in Special Warranty Deed with Vendor's Lien to West Eighth Street Townhomes, LLC, recorded in Instrument No. 202100274914 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows

BEGINNING at a 1/2" iron rod found at the present west corner of Lot 16, Block 9/1616 of said Clifton Place Plat No. 1 addition, and being in the northeast R.O.W. line of Dickason Avenue (a 50' R.O.W.); said point being the south corner of that same tract of land described in Warranty Deed to the City of Dallas, recorded in Volume 569, Page 908 of the Deed Records of Dallas County, Texas;

THENCE N 45°32'27" E, 85.78' along the southeast line of said City of Dallas tract to a 1/2" iron rod found for corner in the southwest R.O.W. line of Wycliff - Douglas Connection (a variable width R.O.W.);

THENCE S 83°09'20" E, 108.99' along the southwest line of Wycliff - Douglas Connection to an "X" cut found in concrete for corner in the southwest line of a 15' wide alley;

THENCE S 47°05'48" E, 14.85' along the southwest line of said alley to a 5/8" iron rod found with yellow cap at the north corner of Lot 18A, Block 9/1616 of Firestation 3003 Addition, an addition to the City of Dallas, Texas, recorded in Instrument No. 200600071228 of the Official Public Records of Dallas County, Texas;

THENCE S 45°32'27" W, 150.00' along the northwest line of said Lot 18A to an "X" found in concrete for corner in the northeast line of Dickason Avenue;

THENCE N 47°05'48" W, 100.00' along the northeast line of Dickason Avenue to the Point of Beginning and containing 12,253 square feet or 0.2813 acres of land.