

Save this file so it is not editable (Flatten the layers)

Label all easements either Private or Public

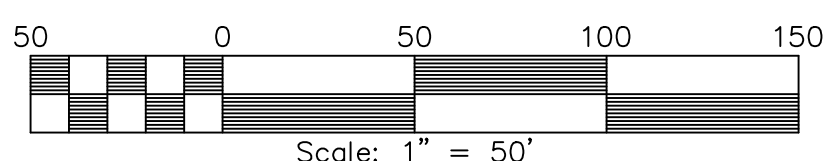
The Privately Maintained Drainage Easement text block is missing: PRIVATELY MAINTAINED DRAINAGE EASEMENT (P.M.D.E.): A P.M.D.E. is dedicated as shown on this plat. The drainage way and drainage system (if any) within this easement will remain open at all times and will be maintained by the individual owners of the lots traversed by the drainage course or system. No obstruction to the flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, or other structure within the easement. Each property owner shall keep the drainage way and/or pipe clean and free of debris, silt, and substance and the City of Irving shall have the right of access for the purpose of inspection. The City of Irving will not be held liable for any damages of nature resulting from the occurrence of storm water run-off nor from the failure of any structure within the easement. These provisions shall be covenants running with the land.

BOUNDARY LINE TABLE

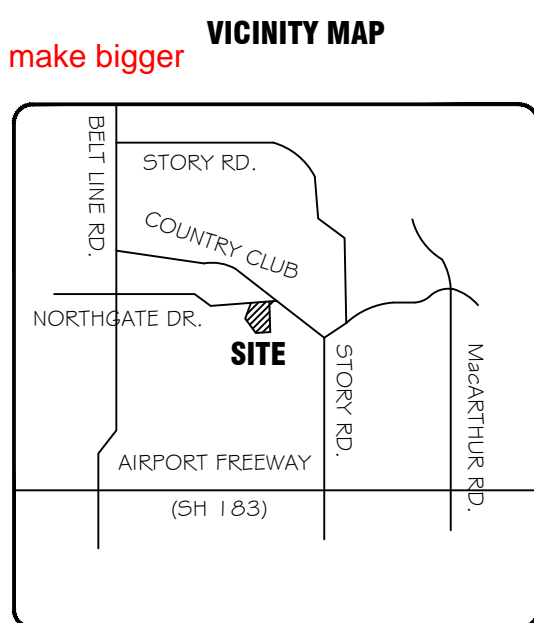
Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Rows: L1, L2.

BOUNDARY CURVE TABLE

Table with 2 columns: NUMBER, C1. Rows: DELTA ANGLE, RADIUS, ARC LENGTH, CHORD DIRECTION, TANGENT.



Please make bigger



The following text is missing: "... water lines and appurtenances..."

Please refer to the Plat Language form and have the exact text as noted.

Were these abandoned by Ordinance? If so add ordinance number.

Replace these zoning with CC "Community Commercial"

Number these Notes

THE STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BARKAAT-UL-QURAN CENTER, a Texas non-profit corporation, is the owner of the herein described property, and do hereby adopt this plat designating the herein described property as LOT 3-RE, BLOCK A, COUNTRY CLUB ADDITION, 2ND REVISION, an addition to the City of Irving, Dallas County, Texas, and does hereby dedicate to the public use and benefit forever the streets and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the City of Irving and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appurtenances. The right to establish grades on said dedicated streets and alleys is hereby granted to the City of Irving and all claims for damages which may arise by reason of changing the present surface of said streets to conform to said grades are hereby waived.

The easements shown on the plat are hereby granted and dedicated and reserved for the mutual use and accommodation of the City of Irving and all public utilities desiring to use or using the same for public sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appurtenances. All and any public utility and the City of Irving shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs, or other improvements, growths or obstructions which in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in, on or under said easement strips. The City of Irving and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.

We do further dedicate to the public use forever all parks, squares, parkways, and all other public uses and dedication shown on the face of this plat.

All lots in the subdivision shall be sold subject to the building lines shown on this plat, and the minimum setback lines in all City of Irving Ordinances.

IN WITNESS THEREFORE, I have hereto set my hand this the ___ day of _____, 2023.

BY: MOHAMMED ALTAF NOOR

MOHAMMED ALTAF NOOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the state of Texas, on this day personally appeared MOHAMMED ALTAF NOOR, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the ___ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires _____, _____.

GENERAL NOTES:

BASIS OF BEARINGS: The basis of bearings for this survey is the south right-of-way line of Northgate Drive according to Country Club Addition Replat, an Addition to the City of Irving.

According to the City of Irving, Interactive GIS Web-Map, this property is Zoned C-C.

Prior to issuance of each and every building permit, a grading plan shall be submitted, no concentrated stormwater discharge to the public right of right shall exceed 10 CFS.

Existing lot lines are removed by this plat.

Plans for the use of water or other liquid injection into the soil for any purpose, shall be reviewed and approved by the CIP/Engineering Department prior to beginning such soil injections.

Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local government could be a violation of City Ordinance and State Law.

All new utilities serving this development shall be installed underground.

Sight Easement: Nothing at an elevation greater than the top of curb plus 2 feet allowed in area except single trunk trees pruned to a height of 7 feet. Trees are to be of such size, and so placed that a visual obstruction represents a traffic hazard is not created. No parking allowed in this area.

No concentration of surface flow greater than 10 C.F.S. shall be allowed to enter any street right-of-way.

Use City benchmark for vertical control and City geodetic control monument for horizontal control.

Minimum finished floor elevation = 532.0'

Please change the font of all of the above text blocks and other signature blocks to match that of the General Notes and Owner's Certificate font. The current font does not have the dots on the i's and is inconsistent.

Update signature block to read as follows:

"This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

Jocelyn Murphy, Director
Planning Department
City of Irving, Texas

Date"

OWNER
BARKAAT-UL-QURAN CENTER
MOHAMMED ALTAF NOOR
2380 WEST NORTHGATE DRIVE
IRVING, TEXAS 75062

SURVEYOR
PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@earthlink.net
laprobeck@gmail.com

OWNER'S CERTIFICATE

BEING all of Lot 2-RA, Block A and Lot 2-RD, Block A, of Country Club Addition Replat, an addition to the City of Irving, Dallas County, Texas, recorded in Volume 87012 at Page 3065 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), lying and being situated in the City of Irving, Dallas County, Texas, in the Francis Jones Survey, Abstract 1626 and the S. A. & M. G. R. R. Survey, Abstract 1399, as described in a Special Warranty Deed from Roszell Company, L.L.C., a Texas limited liability company, to Barkaat-ul-Quran Center, a Texas not for profit corporation, recorded under Dallas County Clerk's Instrument No. 201600122048 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

BEGINNING at a 1/2" Iron Rebar found for the northwest corner of said Lot 2-RA, Block A, of said addition, same being the northeast corner of Lot 1, Block A, of Country Club Addition, an addition to the City of Irving, Dallas County, Texas, recorded in Volume 95238 at Page 4475 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), from which point the intersection of the south line of West Northgate Drive, a 100.00 feet wide public right-of-way and the east line of Country Club Road, a 100.00 feet wide public right-of-way, bears South 80° 47' 41" West, a distance of 694.06 feet;

THENCE North 80° 47' 41" East, continuing with the south line of West Northgate Drive, passing at a distance of 82.20 feet the northeast corner of Lot 2-RA, Block A, and the northwest corner of said Lot 2-RD, Block A, in all a total distance of 109.52 feet to a 1/2" Iron Rebar found for corner in the south line of West Northgate Drive and the north line of said Lot 2-RD, Block A, and the beginning of a curve concave to the right from which point the radius bears, South 09° 20' 49" East, a distance of 1,950.00 feet, having a chord bearing and distance of North 81° 44' 04" East, 73.59 feet;

THENCE continuing northeasterly with said curve concave to the right through a central angle of 02° 09' 45", an arc distance of 73.60 feet to a 5/8" Iron Rebar found for the northeast corner of said Lot 2-RD, Block A, same being the northwest corner of Lot 3, Block A, of said Country Club Addition Replat;

THENCE South 01° 05' 02" East, departing the south line of West Northgate Drive, a distance of 189.57 feet to a 1/2" Iron Rebar found for corner;

THENCE South 00° 55' 28" West, a distance of 107.73 feet to a 1/2" Iron Rebar found for corner;

THENCE South 88° 09' 38" East, a distance of 31.87 feet to a 1/2" Iron Rebar found for corner;

THENCE South 02° 09' 25" East, a distance of 160.00 feet to a Cut Cross ("X") set for the southeast corner of Lot 2-RA, Block A, same being the southwest corner of Lot 2-RC, Block A, of said Country Club Addition Replat, same also being in the north line of that certain called 3.05 acre lot, tract or parcel of land described in a Special Warranty Deed With Vendor's Lien recorded under Dallas County Clerk's Instrument No. 201400222349, O.P.R.D.C.T.;

THENCE South 85° 27' 44" West, continuing with the south line of Lot 2-RA, Block A, a distance of 145.54 feet to a 5/8" Iron Rebar found for the southwest corner, same being the most easterly corner of that certain called 3.939 acre lot, tract or parcel of land described in a Special Warranty Deed recorded under Dallas County Clerk's Instrument No. 20070459919, O.P.R.D.C.T.;

THENCE North 29° 39' 14" West, a distance of 361.57 feet to a 1/2" Iron Rebar found for the most westerly corner of Lot 2-RA, Block A, same being the northerly corner of said 3.939 acre tract and being also in the east line of said Lot 1, Block A, Country Club Addition;

THENCE North 39° 05' 47" East, a distance of 163.86 feet to the PLACE OF BEGINNING containing 99,570.65 square feet or 2.286 acres of land of which 183.61 square feet or 0.004 acres lies in roadway.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in and for said State, on this day personally appeared LARRY PROBECK, 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 for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

___ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _____

SIGNATURE BLOCK FOR MINOR PLAT

This Minor Plat is hereby approved in accordance with Section 35-10.4(a)(2) of the City of Irving Subdivision Ordinance.

Stephen A. Reed, Director
Planning & Community Development Department
City of Irving, Texas

Date

RECEIVED
By clerk at 4:03 pm, Sep 07, 2023

REPLAT OF
COUNTRY CLUB ADDITION, 2ND REVISION
LOT 3-RE, BLOCK A
BEING 2.286 ACRES OUT OF THE
FRANCIS JONES SURVEY ~ ABSTRACT NO. 1626 &
S. A. & M. G. R. R. SURVEY ~ ABSTRACT NO. 1399
CITY OF IRVING ~ DALLAS COUNTY, TEXAS
CASE NO. PL16-0046

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 ~ FAX (214) 348-1149

COUNTRY CLUB ADDITION, 2ND REVISION
FRANCIS JONES SURVEY, ABSTRACT 1626
S. A. & M. G. R. R. SURVEY ~ ABSTRACT 1399
CITY OF IRVING, DALLAS COUNTY, TEXAS

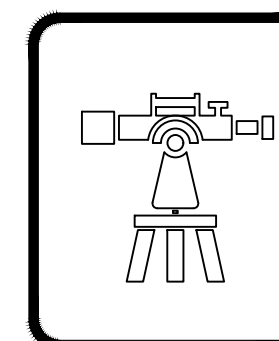


Table with 2 columns: FIELD, VALUE. Rows: DATE, FIELD DATE, JOB NO., DRAWING, PARTY CHIEF, SCALE, GF #, TITLE CO., LENDER, PURCHASER, REVISIONS.