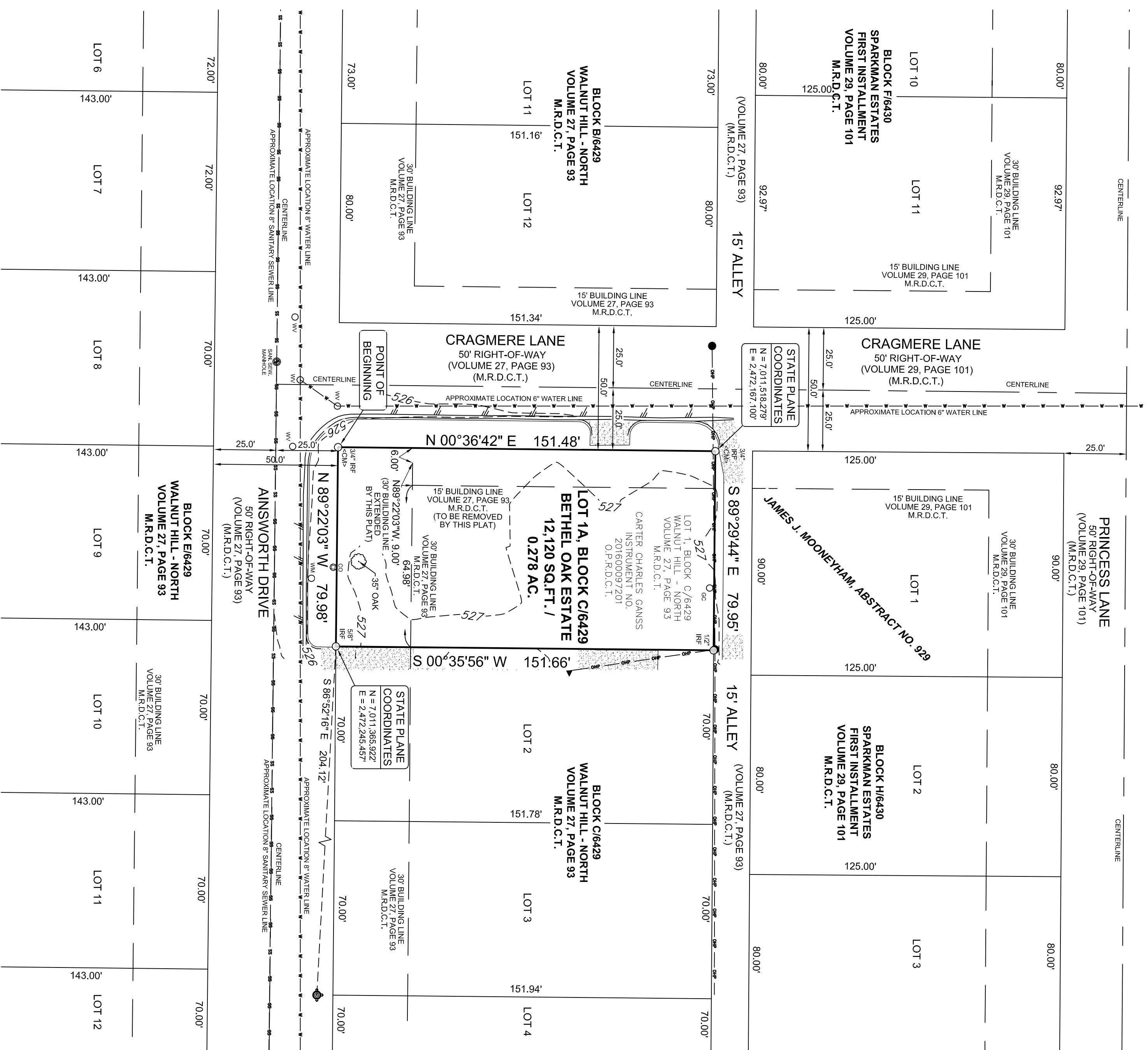


LEGEND

- M.R.D.C.T.
- Official Public Records, Dallas County, Texas
- M.R.D.C.T. / A.C.
- 1/2" Iron Rod (e.g.)
- I.R.P.
- Controlling Monument
- C.M.P.
- W.V.O.
- Water Valve
- G.C.O.
- Gas Control
- W.M.O.
- Water Meter
- S.S.M.
- Sanitary Sewer Manhole
- W.W.L.
- Water Line
- O.V.E.P.
- Overhead Electrical Power Line
- P.P.
- Power Pole



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Carter Charles Ganss, is the owner of a tract of land situated in the James J. Mooney/Ham Survey, Abstract No. 929, being Lot 1, Block C/6429 of Walnut Hill North, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 27, Page 93 of the Map Records of Dallas County, Texas, same being described in Special Warranty Deed to Carter Charles Ganss, recorded under Instrument No. 201600397201, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/4 inch iron rod found at the intersection of the north right-of-way line of Annsworth Drive (50 foot right-of-way) and the east right-of-way line of Cragmere Lane (50 foot right-of-way) and being the southwest corner of said Lot 1, Block C/6429; Thence North 00 degrees 36 minutes 42 seconds East, along said east right-of-way line of Cragmere Lane and west line of said Lot 1, Block C/6429, a distance of 151.48 feet to a 3/4 inch iron rod found at the intersection of said east right-of-way line of Cragmere Lane and the south right-of-way line of a 15 foot alley, at the northwest corner of said Lot 1, Block C/6429;

Thence South 89 degrees 29 minutes 44 seconds East, along said south line of a 15 foot alley and the north line of said Lot 1, Block C/6429, a distance of 79.95 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 1, Block C/6429 and also being the northwest corner of Lot 2, Block C/6429 of said Walnut Hill - North;

Thence South 00 degrees 35 minutes 56 seconds West, along the west line of said Lot 2, Block C/6429 and the east line of said Lot 1, Block C/6429, a distance of 151.06 feet to a 3/8 inch iron rod found at the southwest corner of said Lot 2, Block C/6429 and lying in said north right-of-way line of Annsworth Drive and the southeast corner of said Lot 1, Block C/6429;

Thence North 89 degrees 22 minutes 03 seconds West, along said north right-of-way line of Annsworth Drive and the south line of said Lot 1, Block C/6429, a distance of 79.98 feet to the POINT OF BEGINNING and containing 121,120 square feet or 0.278 acre of land.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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. 51A45.617 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (01/08/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature

GENERAL NOTES:

- 1) Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of this plat is to abandon the 15 foot building line along Cragmere Lane.
- 3) The purpose of this plat is to extend the 30 foot building line along Annsworth Drive, 6 feet from the east right-of-way line of Cragmere Lane.
- 4) Lot to lot drainage will not be allowed without City of Dallas Planning & Drainage Engineering Section approval.
- 5) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 6) **BENCHMARKS:**
Dallas Water Utilities Benchmark No. 23-C-1S
A Standard Water Department Benchmark on storm sewer drop inlet on the southeast corner of the intersection of Royal Lane and Webb Chapel Road.
Northing: 7,012,451.489; Easting: 2,468,737.584; Elevation: 492.22
Dallas Water Utilities Benchmark No. 23H-2S
A Standard Water Department Benchmark on concrete nose of median south side of intersection of Royal Lane and Marsh Lane at the centerline of said intersection.
Northing: 7,012,482.575; Easting: 2,473,020.643; Elevation: 525.953

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Carter Charles Ganss, does hereby adopt this plat, designating the herein described property as **BETHEL OAK ESTATE**, an addition to the City of Dallas, Dallas County, Texas, and does 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 line easements shall be open to the public; the sanitary sewer, gas, water, and trash collection easements, and all public and private utilities for property owners shown thereon shall be reserved for the private use of the property owners. No buildings, fences, sheds, or other improvements or grounds 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 grounds 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 and upon 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 or from the 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 inscribed.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Dallas, Texas.
WITNESS MY HAND THIS _____ DAY OF _____, 2020.

Carter Charles Ganss, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Carter Charles Ganss, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritag@gs.com
Firm #10169300



OWNER
CARTER CHARLES GANSS
3624 ANNSWORTH DRIVE
DALLAS, TEXAS 75229

PRELIMINARY PLAT
BETHEL OAK ESTATE
LOT 1A, BLOCK C/6429
REPLAT OF LOT 1, BLOCK C/6429
OF WALNUT HILL NORTH
JAMES J. MOONEY/HAM SURVEY, ABSTRACT NO. 929
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-072
DATE: 01/08/2020 / JOB #: 190273-1 / SCALE: 1" = 30' / CN