

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SY NORTH TEXAS CENTRAL ZONE (4202), NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DAI PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4) ANY EXISTING OR NEW STRUCTURE CANNOT CROSS THE PROPOSED LEVEL OF THE PROPOSED LEV PROPOSED LOT LINES.
COORDINATE SYSTEM,
F 1983 ON GRID FINAL-SYSTEM,

MEZ 3C0365K WITH AN AREA HAVING A ZONE DESIGNATION AND URBAN DEVELOPMENT ON FLOOD WITH A DATE OF IDENTIFICATION OF

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,
INST. NO. = INSTRUMENT NUMBER

VOL. = VOLUME

PG. = PAGE

CM = CONTROLLING MONUMENT

R.O.W. = RIGHT-OF-WAY

/. = RIGHT-OF-WAY
IRF = 1/2 INCH IRON ROD FOUND
IRFYC = 1/2 INCH IRON ROD FOUND
PED "CBG SURVEYING" 3/8 INCH IRON ROD FOUND 5/8 INCH IRON ROD FOUND

YELLOW

PLASTIC CAP

NER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

Whereas Cedric Tatum is the sole owner of tract of land situated in the Samuel Beeman Survey, Abstract 68, in City Block 5821, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to Cedric Tatum by Special Warranty Deed recorded in Instrument No. 201900231344, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Jorge Suchil by General Warranty Deed recorded in Instrument No. 20070463674, Official Public Records, Dallas County, Texas, same being along the East line of Elva Avenue (45 foot right of way);

THENCE North 00 degree 35 minutes 50 seconds East along the East line of said Elva Avenue, a distance of 74.77 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of a tract of land conveyed to Jerrod Grant and spouse, Latoya Grant by General Warranty Deed with Third Party Vendor's Lien recorded in Instrument No. 201200060320, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 08 minutes 49 seconds East along the South line of said Grant tract, passing at a distance of 10.79 feet to a 5/8 inch iron rod found on line for reference and continuing a total distance of 147.67 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Grant tract, same being along the West line of a tract of land conveyed to Brett A. Belf and Emily C. Belf by General Warranty Deed recorded in Instrument No. 201800105946, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 21 minutes 42 seconds West along the West line of said Belf tract, a distance of 59.78 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Belf tract, same being the Northwest corner of a tract of land conveyed to Adrienne Finn by Warranty Deed recorded in Volume 77024, Page 744, Deed Records, Dallas County, Texas;

THENCE South 11 degrees 11 minutes 04 seconds East along a West line of said Finn tract, a distance of 15.47 feet to a 3/8 inch iron rod found corner, said corner being Northeast corner of said Suchil tract;

THENCE South 89 degrees 14 minutes 10 seconds West along the North line of said Suchil tract, a distance of 151.07 feet to the POINT OF BEGINNING and containing 11,090 square feet or 0.25 acres of land.

OWNER'S DEDICATION

WHEREAS, Cedric Tatum, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as **TATUM 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 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, inspecting, 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

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Cedric Tatum (Owner)

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Cedric Tatum 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

2020.

LEASED FOR REVIEW 2/18/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY RPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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STATE OF COUNTY O OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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

Notary Public in and for the State of Texas

OWNER: CEDRIC TATUM
4940 SHORTHORN COURT #539
DALLAS, TEXAS 75052
PHONE: 469-657-7272
brookandb@yahoo.com



CALE: 1"=30' / DATE: 2/14/2020 / JOB NO. 1917446-01PLAT / DRAWN BY: TO 12025 Shiloh Road, Ste. 230
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