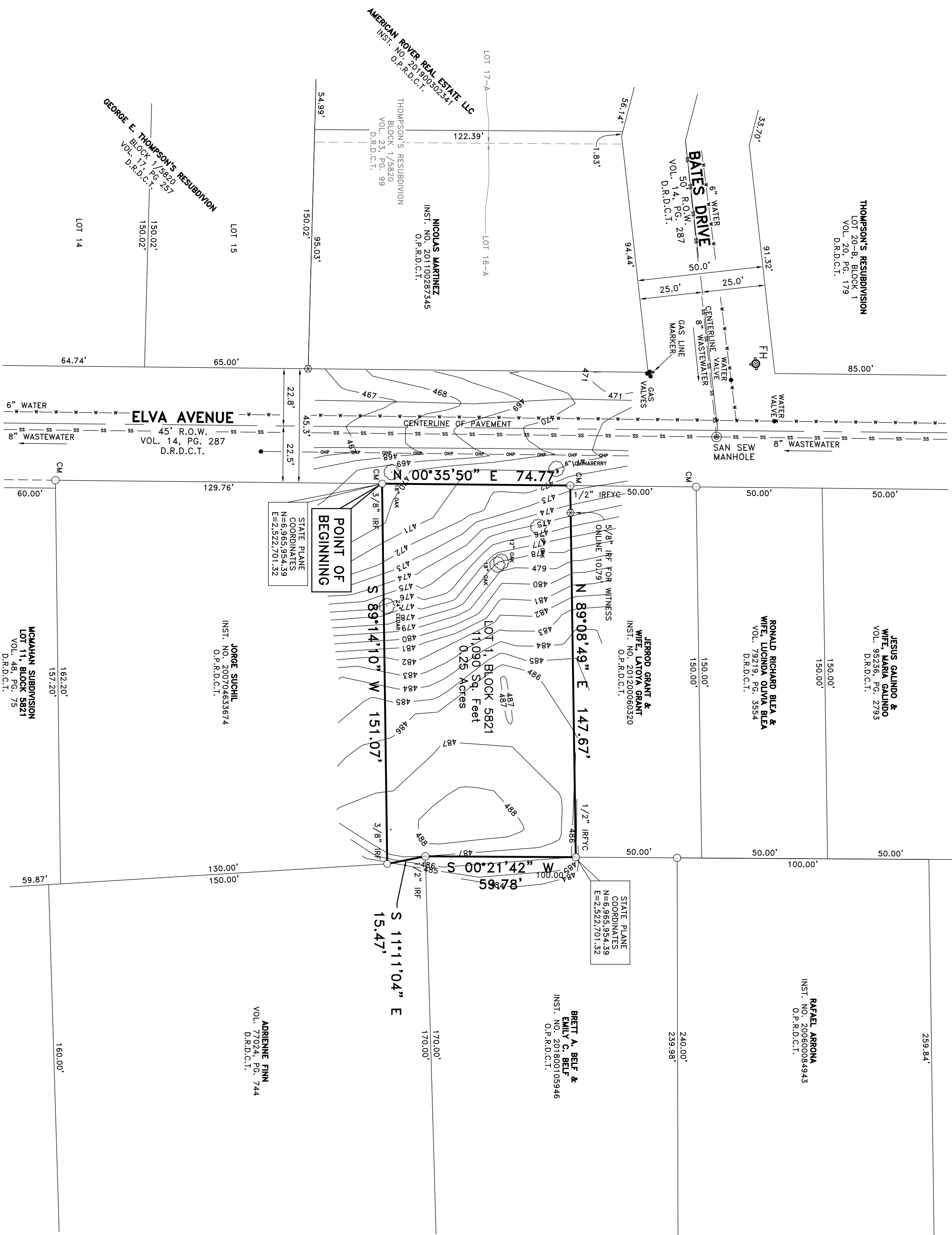
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1) BEARINGS GIVEN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, 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 DALLAS PAYING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY EXISTING OR NEW STRUCTURE CANNOT CROSS THE PROPOSED LOT LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK FINAL-NAME "48-N-15". ELEVATION = 512.96.
- 7) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C003607, IN DALLAS COUNTY, STATE OF TEXAS 07/07/2014, FOR COMMUNITY NO. 480171, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

LEGEND

- D.P.R.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IR = 1/2 INCH IRON ROD FOUND
1/2" IRPC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
STAMPED "CBG SURVEYING"
3/8" IR = 3/8 INCH IRON ROD FOUND
5/8" IR = 5/8 INCH IRON ROD FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Cedric Tatum is the sole owner of tract of land situated in the Samuel Beaman Survey, Abstract 68, in City Block 5821, City of Dallas, Dallas County, Texas, some 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:

BEENING at a 3/8 section rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Jorge Sutilli by General Warranty Deed recorded in instrument No. 20070465874, 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 Elvo Avenue, a distance of 74.77 feet to a 1/2 inch iron rod found with yellow cap stamped "BGC Surveying" for corner, said corner being the Southwest corner of a tract of land conveyed to Jerrod Grant and spouse, Lafayette Grant by General Warranty Deed with Third Party Vendor's Lien recorded in Instrument No. 201200060320, Official Public Records, Dallas County, Texas.

THESE North 89 dees 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 "CGS Surveying" for corner, said corner being the Southeast corner of said Grant tract, same being along the West line of a tract conveyed to Bert A. Bell and Emily C. Bell by General Warranty deed recorded in instrument no. 2018001 05346, Official Public Records, Dallas County, Texas.

THENCE South 00 degree 21 minutes 42 seconds West along the West line of said Belt 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 Belt 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.

THEENCE 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 Suchill 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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BY: _____

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 Tolum 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 _____ day of _____, 2020

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

1. Byron Connolly, a registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, Professional Land Surveyor, 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 herein 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 the _____ day of _____, 2020.

RELEASED FOR REVIEW 2/18/2020 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.

Texas Registered

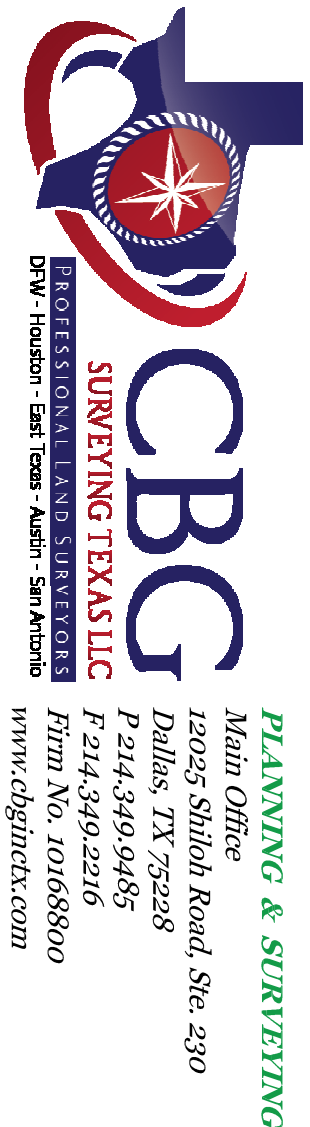
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 _____, 2020.

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



SCALE: 1"=30' / DATE: 2/14/2020 / JOB NO. 1917446-01PLAT / DRAWN BY: TO