

STATE OF COUNTY C OF DALLAS

OWNER'S CERTIFICATE

Whereas Devonshire Ventures LLC is the owner of a tract of land situated in the James L. Farquhar Survey, Abstract No. 455, City of Dallas, Dallas County, Texas, and being Lot 7A, Block 5081, The McGill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20070100111, Map Records, Dallas County, Texas, and being a tract of land conveyed to Devonshire Ventures LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 202000175681, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found with yellow plastic cap stamped "5310" for corner, said corner being the intersection of the South right of way line of Rosa Road (50 foot right of way) and the West right of way line of Midway Road (95 foot right of way), and being the being of a curve to the left, having a radius of 3759.06, a central angle of 03 degrees 53 minutes 15 seconds, a chord bearing of South 16 degrees 14 minutes 44 seconds East, a chord distance of 255.01 feet, from which a 3/8 inch iron rod found bears, South 16 degrees 11 minutes 00 seconds East, a distance of 0.35 feet for witness;

THENCE South 89 degrees 49 minutes 50 seconds West along the North line of Lot 9, Block 5081 of said Cochran Heights Addition No. 2, a distance of 198.34 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5310" for corner, said corner being along the East right of way line of a 15 foot alley, from which a 1/2 inch iron pipe found bears, South 19 degrees 32 minutes 35 seconds West, a distance of 0.36 feet for witness; THENCE along said curve to the left and the West right of way line of said Midway Road, an arc length of 255.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5310" for corner, said corner being the Northeast corner of Lot 9, Block 5081, Cochran Heights Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 347, Deed Records, Dallas County, Texas, from which a 1/2 inch iron pipe found bears, South 73 degrees 54 minutes 27 seconds East, a distance of 0.69 feet for witness;

THENCE North 00 degrees 08 minutes 58 seconds West along the East right of distance of 245.03 feet to a 1/2 inch iron rod found for corner, said corner of said Rosa Road; way line of said being along the S d 15 foot alley, South right of

THENCE North 89 degrees 49 minutes 50 seconds East along the South right of way line of said Rosa Road, a distance of 127.64 feet to the POINT OF BEGINNING and containing 39,570 square feet or 0.908 acres of land.

OWNER'S DEDICATION

## NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Devonshire Ventures LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as MIDWAY HOLLOW 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 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 public utility shall the property for the purpose of reading meters and any public 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 my hand at Dallas, Texas, this the subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas day of 2021.

Devonshire Ventures LLC, Lou Olerio, Vice President

OF TEXAS OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Lou me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me the same for the purposes and considerations therein expressed. ou Olerio known to that he/she executed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Dallas County,

## 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.

RELEASED FOR REVIEW 3/02/2021 PRELIMINARY, THIS PURPOSES AND SHALL NOT BE USED OR VIEWED OR F RELIED UPON AS A FINAL SURVEY DOCUMENT.

day

of

2021.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

OF TEXAS OF DALLAS

GIVEN UNDER MY HAND 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. AND SEAL OF OFFICE

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GENERAL

1) BASIS OF

NERAL NOTES

BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL

NE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS OUT OF LOT 7A, BLOCK 5081,

McGILL ADDITION.

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS
SINEERING DEPARTMENT APPROVAL.

ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES

COORDINATES
NTRAL ZONE, N
ALE AND NO P

S SHOWN HEREON ARE TEXAS NORTH AMERICAN DATUM OF PROJECTION.

OWNER: : DEVONSHIRE VENTURES LLC
5739 STANFORD AVENUE
DALLAS, TEXAS 75209
PHONE: 254-327-7632
ashley-edwards@cargill.com



230

2/23/2021 / JOB NO.