

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Odessa King Favorite is the owner of a 1.2753 acre tract of land situated in the D. M. McFarland Survey, Abstract Number 985, City of Dallas, Dallas County, Texas, and being Lots 44, 45, 46, 47 and 48 of Block G/6094 of Bonnie View Gardens Second Section, an addition to the City of Dallas as recorded in Volume 8, page 105 of the Map Records of Dallas County, Texas, and being all of those lots described in Warranty Deed to Odessa King Favorite, as recorded in Instrument Number 201900225245 of the Official Public Records of Dallas County, Texas, and being more particularly described by meets and bounds as follows:

BEGINNING at a 1-inch iron pipe found for the intersection of the north right-of-way line of East Illinois Avenue (aka State Highway 346, a 162-foot wide public right-of-way) with the west right-of-way line of Beauchamp Drive (a 50-foot wide right-of-way per Volume 8, Page 105), said corner being the southeast corner of said Lot 44;

THENCE North 85 degrees 15 minutes 24 seconds West, along the common said north right-of-way line and the south lines of said Lots 44 through 48, a distance of 300.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the common southwest corner of said Lot 48 and the southeast corner of Lot 49 of said Block G/6904;

THENCE North 04 degrees 44 minutes 36 seconds East, departing said right-of-way line and along the common east line of said Lot 49 and the west line of said Lot 48, a distance of 190.00 feet to a 1/2-inch iron rod with cap set for the common northeast corner of said Lot 49, northwest corner of said Lot 48 and the most southerly southwest corner of Lot 43, Block G/6094;

THENCE South 85 degrees 15 minutes 24 seconds East, along the common south line of said Lot 43 and north lines of said Lots 48 through 45, a distance of 240.00 feet to a 1/2-inch iron rod with cap set for angle corner and the common northeast corner of said Lot 45 and northwest corner of said Lot 44;

THENCE South 46 degrees 26 minutes 54 seconds East, along the common south line of said Lot 43 and north line of said Lot 44, a distance of 77.0 feet to a 1/2-inch iron rod set for the common most easterly southeast corner of said Lot 43 and northeast corner of said Lot 44, said corner being on said west right-of-way line of Beauchamp Drive;

THENCE South 04 degrees 4 minutes 36 seconds West, along the common east line of said Lot 44 and said west right-of-way line, a distance of 141.74 feet to the POINT OF BEGINNING AND CONTAINING 55,552 square feet or 1.2753 acres of land, more or OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Odessa King-Favorite, owner does hereby adopt this plat, designating the herein described property as LOT 1, BLOCK G/6094, PEACEFUL REST 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, 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, 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 maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of, \_\_\_\_ 2021.

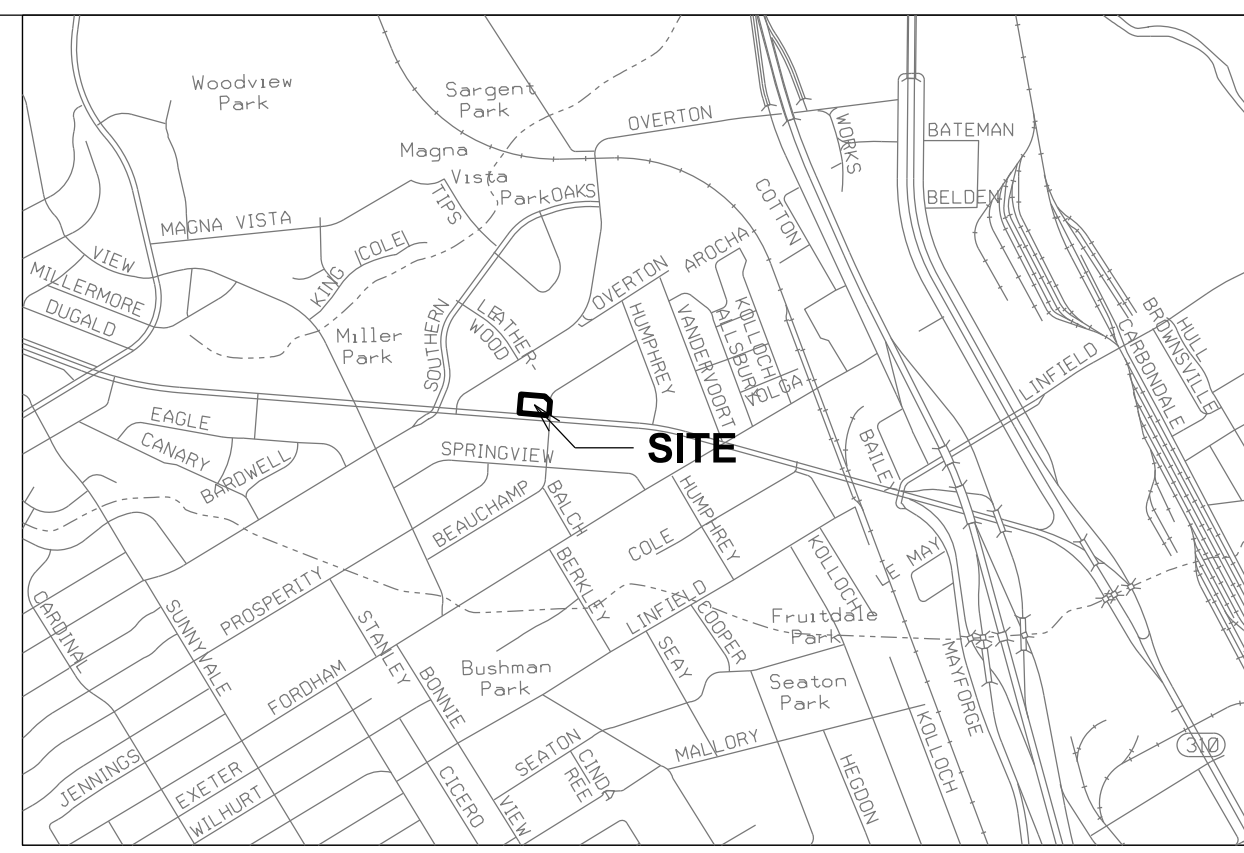
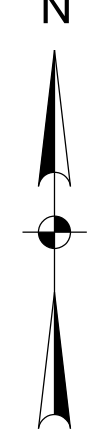
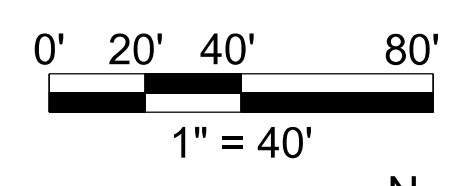
By: \_\_\_\_\_  
Odessa King-Favorite, Owner

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 Odessa King-Favorite, 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 \_\_\_\_ 2021.

(Signature)  
Notary Public in and for the State of Texas



VICINITY MAP  
NOT TO SCALE

- SURVEYOR'S NOTES:**
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
  2. 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.
  3. The purpose of this plat is to create a single lot addition to the city.
  4. Lot to Lot drainage is not permitted without engineering section approval. Section 51A-8.611(e).
  5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

**SURVEYOR'S STATEMENT:**

I, Joel C. Howard, 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. 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 \_\_\_\_ 2021

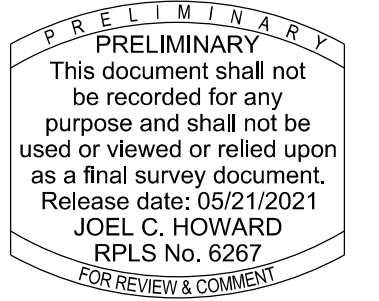
Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 \_\_\_\_ 2021.

(Signature)  
Notary Public in and for the State of Texas  
My commission expires:



LEGEND:

M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SMON	SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "KINGS SPA 3/6267"
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
HB	HACKBERRY
CL	CENTERLINE
WL	WATER LINE
SL	SEWER LINE



3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2252  
TBPLS FIRM NO. 10194205

DATED: MAY 21, 2021 DRAWN BY: LEO

OWNER/DEVELOPER:  
ODESSA KING-FAVORITE  
3302 E ILLINOIS AVE  
DALLAS, TX 75213  
PH:214-893-5745  
EMAIL:FAVORITEODESSA1@GMAIL.COM

**PRELIMINARY PLAT**  
**LOTS 1, BLOCK G/6094,**  
**PEACEFUL REST**  
**ADDITION**

SITUATED IN THE  
D.M. MCFARLAND SURVEY,  
ABSTRACT NO. 985  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-676  
CITY ENGINEER PLAN FILE NO. N/A