

'S CERTIFICATE

VICINITY MAP
MAPSCO: 25-S
NOT TO SCALE

WHEREAS James F. Kull, Trustee of the 8901 Douglas Revocable Trust, is the sole owner of a tract of land located in the JOHN HOWELL SURVEY, Abstract No. 580, City of Dallas, Dallas County, Texas, being Lot 1, Block 8/5598, of Preston Hollow, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91044, Page 709, Deed Records, Dallas County, Texas, and being Lot 2, Block 8/5598, of Douglas DeLoache Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84205, Page 3263, Deed Records, Dallas County, Texas, Lot 1 being the same land described in Special Warranty Deed to James F. Kull, Trustee of the 8901 Douglas Revocable Trust, recorded in Instrument No. 201000242270, Official Public Warranty Deed to James F. Kull, Trustee of the 8901 Douglas Revocable Trust, recorded in Instrument No. 202000055423, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

EGINNING at a 1/2" iron rod found at the intersection of the West line of Douglas reet, a 100' wide public right-of-way with the North line of Deloache Avenue, a 50' de public right-of-way, at the Southeast corner of said Lot 1, same being the iginal Southeast corner of Block 8 of Preston Hollow, an addition in the City of allas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, age 143, Map Records, Dallas County, Texas;

ience South 89°21'59" West, along said North line of Deloache Avenue, a stance of 349.33' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped YPRESS HOLLOW, RPLS 5310" set at the Southeast corner of that portion of id Block 8 of Preston Hollow described in deed to Rick E. Huang and wife, Ruth L. lang, recorded in Volume 93252, Page 1278, Deed Records, Dallas County,

Thence North 00°48'26" West, along a distance of 143.78' to a 3/4" iron pip Lots 1 and 2; an East line of said Huang portion of Block 8, e found at the West common corner of said

Thence North 00°32'16" West, along an East line of said Huang portion of Block 8, a distance of 131.08' to a metal fence post found for corner in the South line of that portion of said Block 8 described in deed to J. Baxter Brinkmann, recorded in Volume 2003190, Page 3258, Deed Records, Dallas County, Texas;

hence North 89°20'59" East, a distance of 349.55' to a metal fence post found for orner in said West line of Douglas Street, at the Southeast corner of said rinkmann portion of Block 8;

Thence South 00°38'01" East, along said West line of Douglas Street, a distance of 274.96' to the PLACE OF BEGINNING and containing 96,107 square feet or 2.206 acres of land.

I, John S. Turner, a Registered Profess Texas, affirm that this plat was prepare documentation, evidence collected on treliable documentation; and that this plat Regulations of the Texas Board of Proficity of Dallas Development Code (Ordii Local Government Code, Chapter 212. hereon was either found or placed in cc Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e) accompanying this plat is a precise repr ofessional Land Surveyor, licensed by the State of pared under my direct supervision, from recorded on the ground during field operations and other its plat substantially complies with the Rules and Professional Engineers and Land Surveyors, the (Ordinance no. 19455, as amended), and Texas 212. I further affirm that monumentation shown in compliance with the City of Dallas Development & (e); and that the digital drawing file representation of this Signed Final Plat.

PRELIMINARY, RELEASED 5-18-2020 I THIS DOCUMENT SHALL NOT BE REC <sup>C</sup>OR REVIEW PURPOSES ONLY. CORDED FOR ANY PURPOSE.

Surveyor No. 5310

Public in and for the said County and State on this R.P.L.S. NO. 5310, State of Texas, known to me sed to the foregoing instrument, and acknowledged purposes and considerations therein expressed

2020.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

adopt this plat, designating the herein described property as *CYPRESS HOLLOW*, 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.

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

WITNESS, my hand at Dallas, Texas, this the 2020.

James F. Kull, Trustee of the 8901 Douglas Revocable Trust

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James F. Kull, 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. STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 8901 and 8915 Douglas Street ~

Owner: James F. Kull, Trustee of the 8901 Douglas Revocable Trust
4264 Westlake Drive, Austin, TX, 78746 ~
512-474-2188 ~

b No. 20-0739 | Drawn by: 543 | Date: 05-15-'20 | Revised:

"A professional company operating in your best interest"

LOT 1A, BLOCK 8/5598 CYPRESS HOLLOW PRELIMINARY PLAT

BEING PART OF THE JOHN HOWELL SURVEY, ABSTRACT NO. 580 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S190-155 ENGINEERING NUMBER 311T-\_\_\_