

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO REPEAT 21 LOTS AND PARTS OF 3 LOTS AND AN ABANDONED VILLA ROAD RIGHT-OF-WAY INTO A SINGLE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.S.M. NO. 481132033XK, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARDOUS AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) CITY OF DALLAS BENCHMARKS USED:
- #28 05-D-15 STANDARD WATER DEPARTMENT BENCH MARK ON CONCRETE NOSE OF MEDIAN AT CENTRLINE OF HILLCREST ROAD, 34' N= 1030.1999137 E= 2184.4567713 ELEV.= 659.86'
- #29 05-D-25 STANDARD WATER DEPARTMENT BENCH MARK ON CONCRETE NOSE OF MEDIAN AT CENTRLINE OF HILLCREST ROAD, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- #29 05-D-15 STANDARD WATER DEPARTMENT BENCH MARK ON CONCRETE NOSE OF MEDIAN AT CENTRLINE OF HILLCREST ROAD, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 7) EXISTING STRUCTURE TO REMAIN ON LOT.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DEAN CAMPBELL**, does hereby adopt this plat, designating the herein described property as **CAMPBELL PLACE**, an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and roadway 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 \_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
DEAN CAMPBELL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Dean Campbell, 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 purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

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

Notary Signature \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

Being a tract of land in the City of Dallas, Collin County, Texas, situated in the Martha McBride Survey, Abstract No. 553, and more particularly being Lots 5, 6 and a portion of Lot 4, Block G/8728, and a part of Lots 34 and 35, Block F/8728 of Preston Villa Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof as recorded in Volume 2, Page 63 Map Records, Collin County, Texas, and said Lots 5, 6 and part of Lot 4, Block G/8728 of Preston Villa Addition as described in Special Warranty Deed to Dean Campbell as recorded in Instrument Number 20170714000927730 Official Public Records, Collin County, Texas, along with said portion of Lot 34, Block F/8728 of Preston Villa Addition, as described in General Warranty Deed to Dean Campbell as recorded in Instrument Number 20110415000392220 Official Public Records, Collin County, Texas, along with said portion of Lot 35, Block F/8728 of Preston Villa Addition, as described in General Warranty Deed to Dean Campbell as recorded in Volume 4715, Page 674 Deed Records, Collin County, Texas, and together with the abandoned portion of Villa Road (a called 60' Right-of-way) by City of Dallas Ordinance Number 30966 being the same tract of land as described in Quitclaim Deed to Dean Campbell as recorded in Instrument Number 20190402000344440 Official Public Records, Collin County, Texas, and together being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for the southeast corner of Lot 9, Block G/8728 of said Preston Villa Addition, same being the northwest corner of Lot 7 and the northeast corner of Lot 8, Block G/8728 of said Preston Villa Addition, and being the tract of land to the City of Dallas as described in Ordinance No. 22215 (under Exhibit C) as recorded in County Clerk's File Number 96-0096900, Deed Records, Collin County, Texas;

Thence North 00 degrees 24 minutes 07 seconds West, along the east line of Lots 9, 10 and 11, Block G/8728 of said Preston Villa Addition, a distance of 223.61 to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for the northeast corner of the remainder of Lot 11, Block G/8728 and being the tract of land as described as (TRACT 5) in the Special Warranty Deed to Agape Brethren Assembly, a Texas nonprofit corporation as recorded in Instrument Number 20180801000936390 Official Public Records, Collin County, Texas, and being in the southern right-of-way line of President George Bush Turnpike (State Highway 190)(Variable width Right-of-way);

Thence South 62 degrees 46 minutes 33 seconds East, along the southern line of said President George Bush Turnpike, a distance of 144.99 feet to a 3/8 inch iron rod found for the northeast corner of said Lot 5, Block G/8728 and continuing along said south line of President George Bush Turnpike the following bearings and distances:

Thence South 54 degrees 55 minutes 45 seconds East, a distance of 74.02 feet to a 5/8 inch iron rod found for corner in the west line of said Lot 34, Block F/8728;

Thence South 55 degrees 25 minutes 17 seconds East, a distance of 68.90 feet to a 5/8 inch iron rod found for corner in the north line of Lot 35, Block F/8728;

Thence South 55 degrees 18 minutes 07 seconds East, a distance of 143.43 feet to a 3 1/4 metallic disk stamped "Campbell Place and RPLS 5298" on a 1/2 inch iron rod set for corner for the northeast corner of Lot 36, Block F/8728 of said Preston Villa Addition as described in Judgement in the Absence of Objections to the City of Dallas as recorded in County Clerk File Number 92-0063701, Deed Records, Dallas County, Texas;

Thence North 89 degrees 12 minutes 16 seconds West, along the north line of said Lot 36, Block F/8728 and City of Dallas (92-0063701 tract), a distance of 175.02 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for the northwest corner of said Lot 36, Block F/8728 and being in the north line of Mapleshade Lane (Variable width Right-of-way);

Thence North 88 degrees 16 minutes 37 seconds West, along the south line of a tract of land as described in Quitclaim Deed to Dean Campbell as recorded in Instrument Number 20190402000344440 Official Public Records, Collin County, Texas, and with the north line of said Mapleshade Lane, a distance of 60.12 feet to an "X" cut found in concrete for the southeast corner of said lot 6, Block G/8728, same being the northeast corner of the City of Dallas (96-0096900 tract);

Thence North 89 degrees 12 minutes 16 seconds West, along the north line of said Mapleshade Lane and City of Dallas (96-0096900 tract), a distance of 127.51 feet to the PLACE OF BEGINNING and containing 43,234.21 square feet or 0.993 acres of land.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 I am duly qualified to prepare and certify this plat according to the standards of the 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-6.617 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

**PRELIMINARY:** THIS DOCUMENT SHALL NOT BE RECORDED UNTIL THE SURVEYOR'S STATEMENT IS FILED UPON AS A FINAL SURVEY DOCUMENT. (07/24/2020)

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5229  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

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

Notary Signature \_\_\_\_\_



SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

OWNER  
DEAN CAMPBELL  
5608 WALNUT SPRING COURT  
DALLAS, TX 75252

10610 Mettlic Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
t@heritage.com  
Firm #10169300

PRELIMINARY PLAT  
**CAMPBELL PLACE**

LOT 5A, BLOCK G

REPLAT OF LOTS 5 & 6 AND A PORTION OF LOT 4, BLOCK G/8728 &  
A PORTION OF LOTS 34 & 35, BLOCK F/8728 &  
AN ABANDONED STRIP OF VILLA ROAD,  
PRESTON VILLA ADDITION

MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF DALLAS, COLLIN COUNTY, TEXAS  
CITY PLAN FILE NO. S190-197