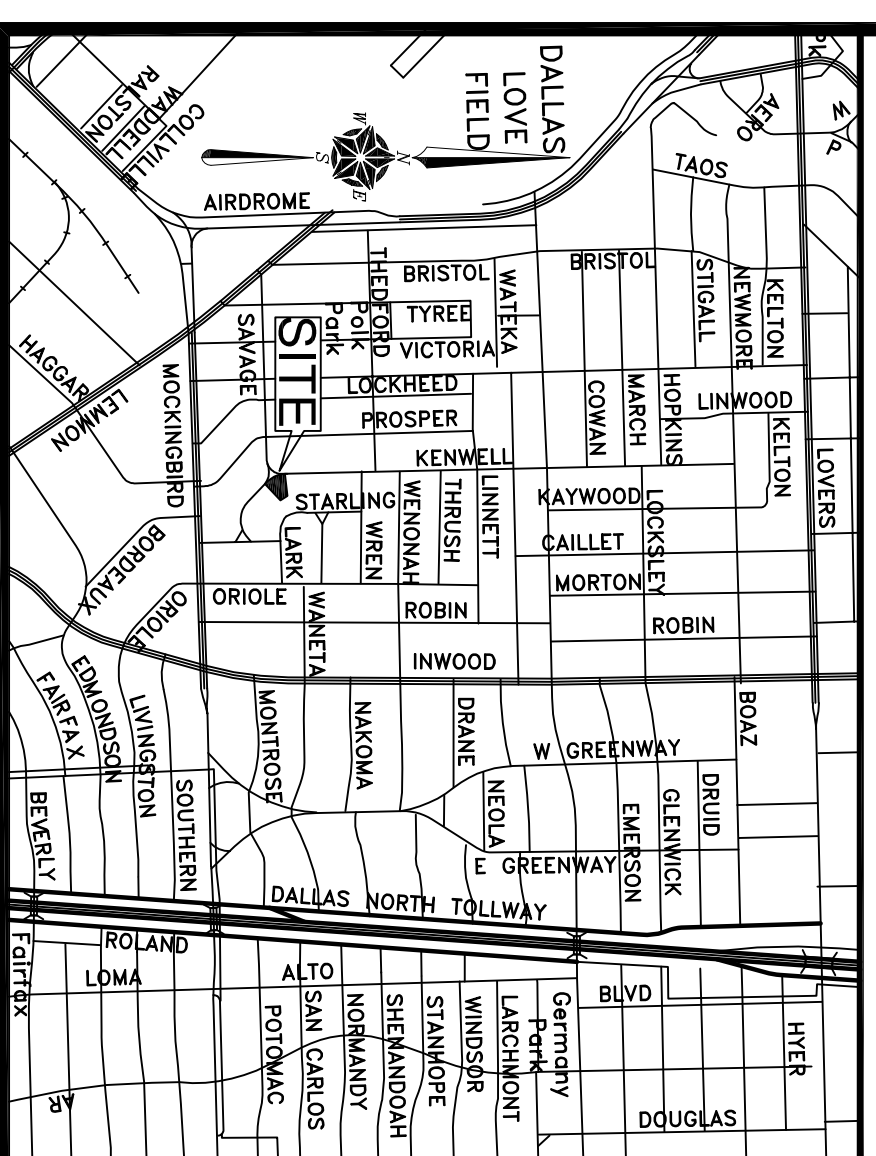


VICINITY MAP (NOT TO SCALE)



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

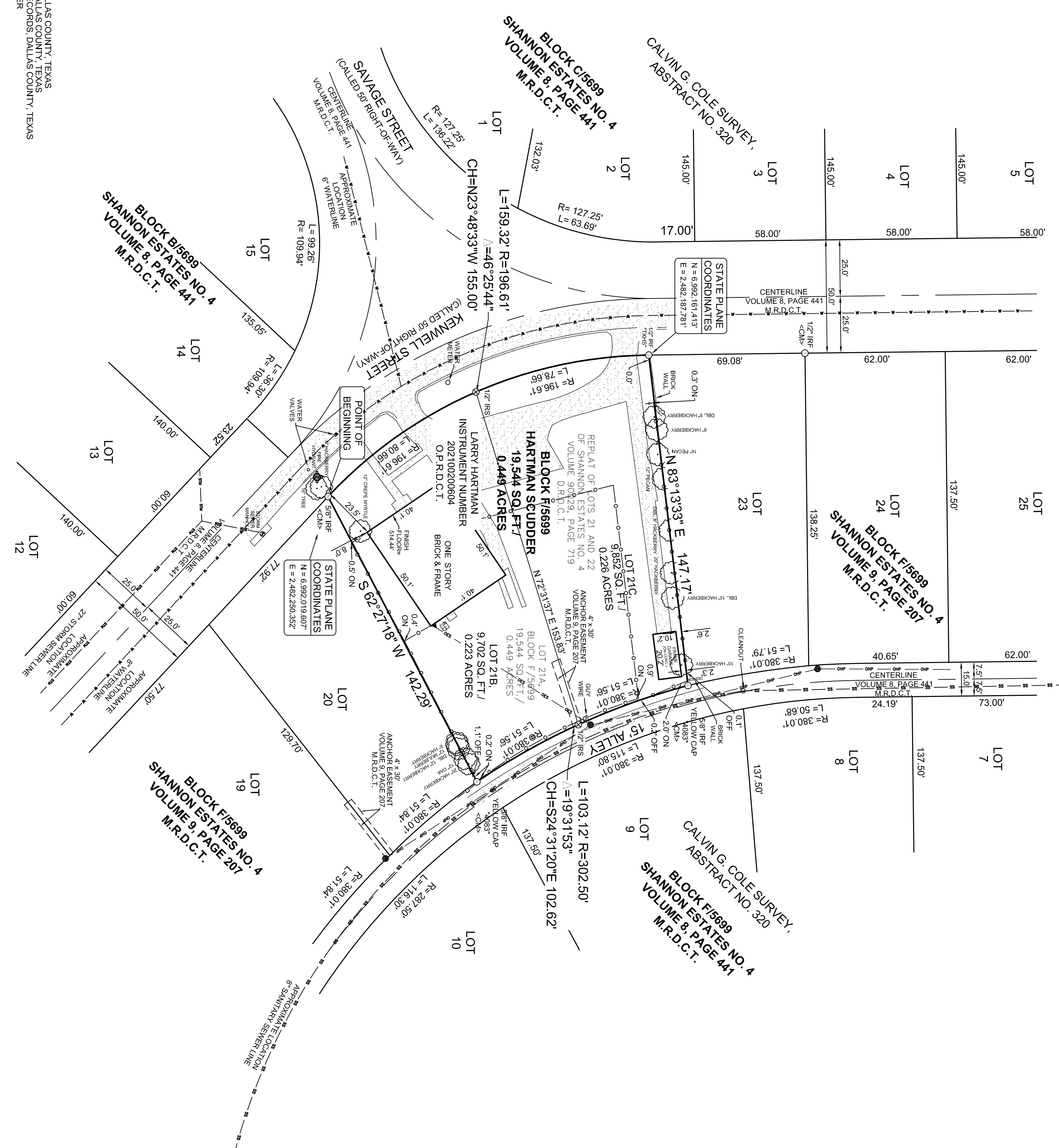
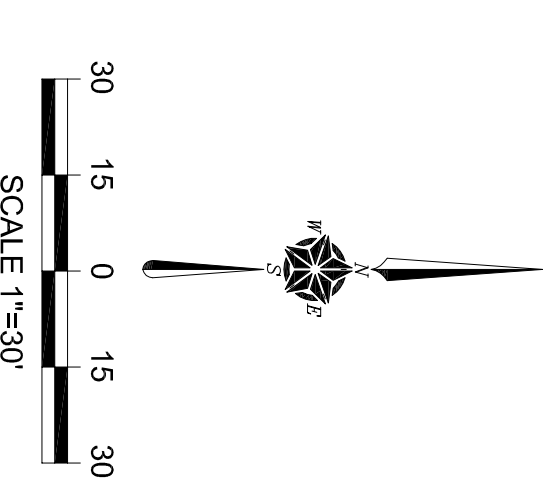
WHEREAS, **LARRY HARTMAN**, is the owner of a tract of land situated in the Calvin G. Cole Survey, Abstract No. 320, City of Dallas, Dallas County, Texas, and being all of Lot 21A, Block F/5699, Replat of Lots 21 and 22 of Shannon Estates No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 9, Page 207, Map Records, Dallas County, Texas, and being that tract of land described in General Warranty Deed to Larry Hartman, recorded in Instrument No. 202100200604, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch from rod found for the northwest corner of Lot 20, Block F/5699, Shannon Estates No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 9, Page 207, Map Records, Dallas County, Texas, same lying in the east right-of-way line of Kenwell Street (50' Right-of-way) at the beginning of a tangent curve to the right having a radius of 196.61 feet, a delta angle of 46 degrees 25 minutes 44 seconds and a chord of North 23 degrees 48 minutes 33 seconds West a distance of 155.00 feet;

THENCE along said curve to the right, an arc distance of 159.32 feet to a 1/2 inch from rod found with yellow plastic cap stamped "XHS" for the southeast corner of Lot 22, Block F/5699, of said Shannon Estates No. 4; THENCE North 83 degrees 13 minutes 33 seconds East, along the south line of said Lot 22, Block F/5699, a distance of 147.17 feet to a 5/8 inch from rod found with yellow plastic cap stamped "40837" for the southeast corner of said Lot 22, Block F/5699, said point lying in the west line of an alley (15' right-of-way) said point also lying in a tangent curve to the left having a radius of 302.50 feet, a delta angle of 19 degrees 31 minutes 53 seconds, and a chord of South 24 degrees 31 minutes 20 seconds East;

THENCE along said curve to the left, an arc distance of 103.12 feet to a 5/8 inch from rod found with yellow plastic cap stamped "40837" for the northeast corner of said Lot 20, Block F/5699;

THENCE South 62 degrees 27 minutes 18 seconds West, along the north line of said Lot 20, Block F/5699, a distance of 142.29 feet to the PLACE OF BEGINNING and containing 19.554 square feet of 0.449 acres of land.



GENERAL NOTES:
1) The purpose of this plat is to create 2 lots out of 1 platted lot.
2) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
5) The maximum number of lots permitted by this plat is 2.
6) Dallas Department of Water Benchmarks used:
#773 34-1-15 A Standard Water Department Bench Mark on top of concrete curb of Storm Sewer Drop inlet on the northeast corner of the intersection of Lemmon Avenue and Arrow Street.
Northing- 6.989 772.939 Easting- 2.481 960.575 Elevation= 490.98
#773 34-1-15 A Standard Water Department Bench Mark on top of concrete curb of Storm Sewer Drop inlet on the northeast corner of the intersection of Mockingbird Lane and Prosper Street.
Northing- 6.981 412.223 Easting- 2.496 142.560 Elevation= 506.50
7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C03030A, with a date of identification of 6/07/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
8) All existing structures are to be removed.

LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.F.R.D.C.T. OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQU. FT. SQUARE FEET
3/14 ALUMINUM DISK STAMPED -HARTMAN SCUDDER & RPLS 8298
O 1/2" REF. "XHS" 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "XHS".
O 1/2" IRS 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "XHS"
BM BENCH MARK
ELECTRIC METER
POWER POLE
BOUNDARY LINE
CENTRIFUGAL PUMP
SAINTMARY SEWER LINE
WATER LINE
CHAINS LINK FENCE
OVERHEAD POWER
OVERHEAD SERVICE

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT **LARRY HARTMAN**, does hereby adopt this plat, designating the herein described property, as **HARTMAN SCUDDER** and as such, Dallas County, Texas, and being all of Lot 21A, Block F/5699, Replat of Lots 21 and 22 of Shannon Estates No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 9, Page 207, Map Records, Dallas County, Texas, and being that tract of land described in General Warranty Deed to Larry Hartman, recorded in Instrument No. 202100200604, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:
The maintenance of parking 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.
WITNESS MY HAND THIS _____ DAY OF _____, 2021.

By: LARRY HARTMAN - Owner
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 Larry Hartman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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.

Notary Public in and for the State of Texas
My commission expires: _____
SURVEYOR'S STATEMENT
STATE OF TEXAS
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 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-6.17 (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 _____ day of _____, 2021.

Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document. (08/05/2021)
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
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 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.

Notary Public in and for the State of Texas
My commission expires: _____
PRELIMINARY PLAT
HARTMAN SCUDDER
LOTS 21B AND 21C, BLOCK F/5699
BEING LOT 21A, BLOCK F/5699
REPLAT OF LOTS 21 AND 22 OF
SHANNON ESTATES NO. 4
SITUATED IN THE CALVIN G. COLE SURVEY,
ABSTRACT NO. 320
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-719
ENGINEERING PLAN NO. 311T-_____
DATE: 08/10/2021 | JOB # 2100944-2 | SCALE: 1" = 30' | DRAWN: MO

OWNER
LARRY HARTMAN
5002 W. MOCKINGBIRD LANE
DALLAS, TEXAS 75209

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

TEXAS HERITAGE
SURVEYING, LLC
SURVEYOR