

'S CERTIFICATE

OWNER

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS Michael P. Lynn and Barbara M.G. Lynn are the sole owners of a tract of land located in the J.H. HYDE SURVEY, Abstract No. 546, City of Dallas, Dallas County, Texas, and being Estate 15, Block 4407, of Currin - Wood Addition No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 20, Page 453, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed to Michael P. Lynn and Barbara M.G. Lynn, recorded in Volume 79138, Page 937, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3 LYNN, RPLS 5310" set in the West lin ight-of-way, at the East common corn Currin - Wood Addition No. 2; 3-1/4" aluminum disk stamped "CURRIN ne of Lawther Drive, a 60' wide public ner of said Estate 15 and Estate 16 of said

Thence South 89°19'44" West, a distance of 191.89' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CURRIN LYNN, RPLS 5310" set for corner in the Northeast line of a perpetual easement for road purposes, recorded in Volume 3356, Page 336, Deed Records, Dallas County, Texas;

Thence North 44°16'00" West, along said Northeast line, a distance of 20.81' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CURRIN LYNN, RPLS 5310" set at the South corner of a 15' wide public alley right-of-way defined by said Currin - Wood Addition No. 2;

Thence North 06°12'00" East, along the terminus of said 15' alley right-of-way, a distance of 19.44' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CURRIN LYNN, RPLS 5310" set for corner in the Northeast line of said 15' alley right-of-way; Thence North 44°16'00" West, along said Northeast line, a distance of 96.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CURRIN LYNN, RPLS 5310" set at the South corner of Estate 14 and the West corner of said Estate 15;

Thence North 43°04'28" East, along the common ine of said Estates 14 and 15, a distance of 110.03' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CURRIN_YNN, RPLS 5310" set for corner;

Thence North 88°51'00" East, a distance of 192.23' to a 5/8" iron rod found in said West line of Lawther Drive, at the East common corner of said Estates 14 and 15; Thence South 01°14'00" East, along said West line of Lawther Drive, a distance of 85.00' to the PLACE OF BEGINNING and containing 41,874 square feet or 0.961 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

I, John S. Turner, A REGISTERED PROFE. State of Texas, affirm that this plat was prep documentation, evidence collected on the g documentation; and that this plat substantia Texas Board of Professional Land Surveyin (Ordinance no. 19455, as amended), and T further affirm that monumentation shown he with the City of Dallas Development Code, addigital drawing file accompanying this plat is ROFESSIONAL LAND SURVEYOR, licensed by the is prepared under my direct supervision, from recorded the ground during field operations and other reliable stantially complies with the Rules and Regulations of the rveying, the City of Dallas Development Code and Texas Local Government Code, Chapter 212. I with hereon was either found or placed in compliance ode, Sec. 51A-8.617 (a), (b), (c), (d), & (e); and that the plat is a precise representation of this Signed Final Plat.

ess my hand at Mes _____day of ____

PRELIMINARY, RELEASED 8-8-2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

#5310

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary I day personally appeared John S. Turner, to be the person whose name is subscribe to me that he executed the same for the pand in the capacity therein stated. Public in and for the said County and State on this; R.P.L.S. NO. 5310, State of Texas, known to me bed to the foregoing instrument, and acknowledged purposes and considerations therein expressed

Given under my hand and seal of office
This _____ day of ____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

the herein described property as *CURRIN LYNN*, 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, resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the

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, Michael P. Lynn, 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 and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this the

2019

Barbara M.G. Lynn, 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, Barbara M.G. Lynn, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for The State of Texas

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

CURRIN LYNN ESTATE 15, BLOCK 4407

PRELIMINARY PLAT

JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-288
ENGINEERING PLAN NO. 311T-____ BEING A REPLAT OF
ESTATE 15, BLOCK 4407
CURRIN - WOOD ADDITION, NO. 2
VOLUME 20, PAGE 453 - M.R.D.C.T.