



OWNER'S CERTIFICATE

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 Curran - Wood Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereon recorded in Volume 20, Page 453, Deed Records, Dallas County, Texas; and be- cause said tract of land described in Warranty Deed to Michael P. Lynn and Barbara M.G. Lynn, recorded in Volume 79138, Deed Records, Dallas County, Texas, and being more particularly described as follows:

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

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 337 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 L YNN, RPLS 5310" 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 "CURR 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" at the South corner of Estate 14 and the West corner of said Estate 15;

Thence North 43°04'28" East, along the common line 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 "CURT LYNN, RPLS 5310" set for corner;

Thence South 07°14'00" East, along said West line of Lawther Drive, a distance of 155.00 feet to the PLACE OF BEGINNING and containing 14,874 square feet or 0.36 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Witness my hand at Mesquite, Texas,

This _____ day of _____, 2019.

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

John S. Turner

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, known 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 _____ day of _____, 20_____.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

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 _____, 2019

Michael P. 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, Michael P. Lum, 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 ____ day of _____, 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

WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4523 Lawther Drive West ~
 Owners: Michael P. Lynn and Barbara M.G. Lynn
 ~ 4523 Lawther Drive West, Dallas, TX 75214 ~
 ~ 214-707-8887 ~

PRELIMINARY PLAT

CURRIN LYNN

ESTATE 15, BLOCK 4407

ESTATE 15, BLOCK 4407

CURRIN - WOOD ADDITION, NO. 2
VOLUME 20, PAGE 453 - M.R.D.C.T.
JOHN H. HYDE SURVEY, ABSTRACT NO. 5
CITY OF DALLAS, DALLAS COUNTY, TEXAS

"A professional company operating in your best interest"

CITY FILE NO. 0103-20
ENGINEERING PLAN NO. 311T-