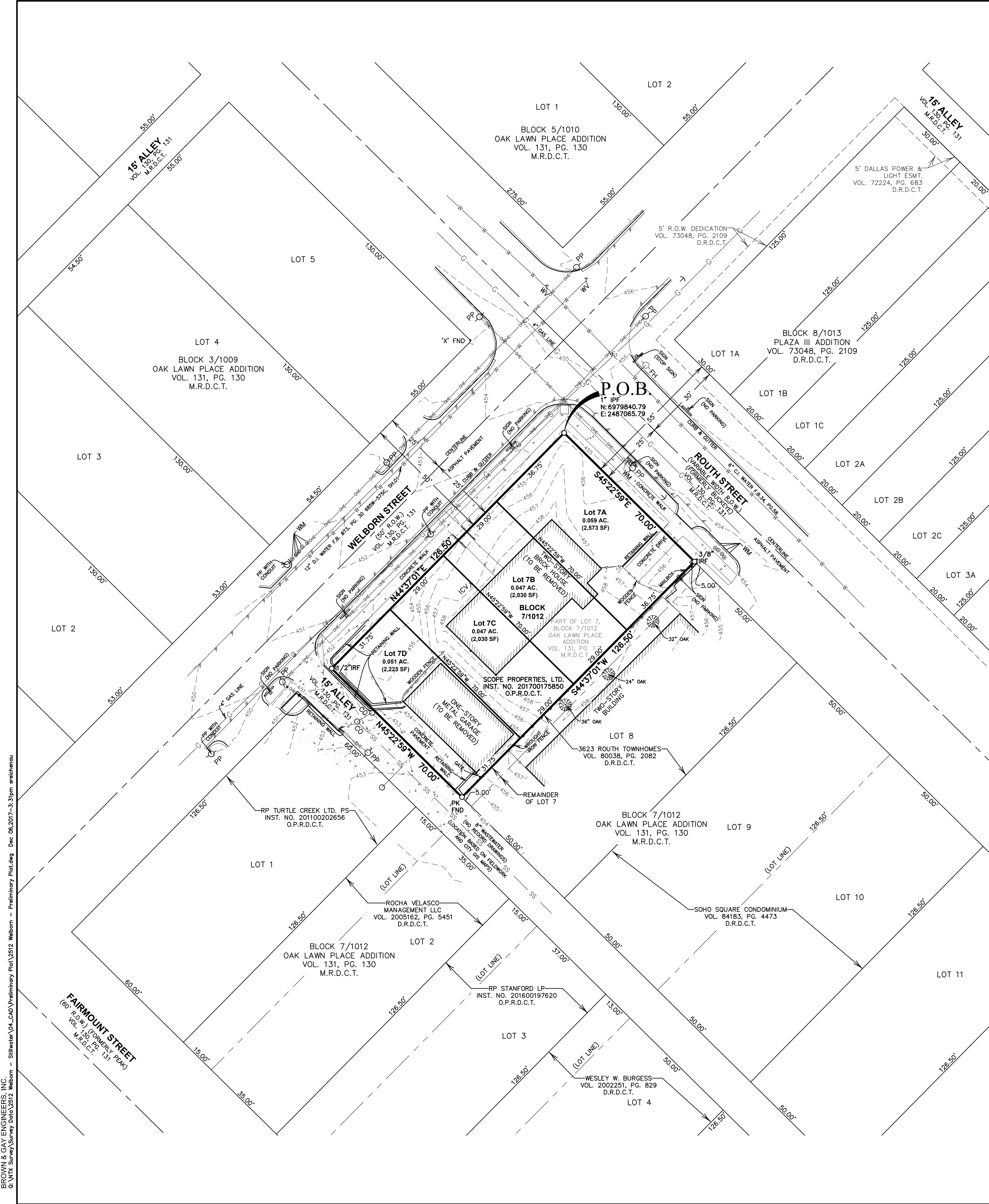


BROWN & GAY ENGINEERS, INC. - Stillwater VA\_CAD Preliminary Plat 2512 Welborn - Preliminary Plat.dwg Dec 06.2017 - 3:31pm sreichenau  
G:\NTX\_Survey\Survey Data\2512 Welborn -



OWNER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, **Scope Properties, LTD.**, is the owner of a tract or parcel of land situated in the J. A. Sylvester Survey, Abstract No. 1383, in City Block Number 7/1012, City of Dallas, Dallas County, Texas, and being part of Lot 7, Block 7/1012 of Oak Lawn Place Addition, an addition to the City of Dallas as recorded in Volume 131, Page 130, Map Records, Dallas County, Texas, said tract also being described to Scope Properties, LTD. in a General Warranty Deed as recorded in Instrument Number 201700175850, Official Public Records, Dallas County, Texas, and said tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1-inch iron pipe found for the north corner of said Lot 7, said point being at the intersection of the southwest line of Routh Street (a 50-foot right-of-way) and the southeast line of Welborn Street (a 50-foot right-of-way);

**THENCE** South 45° 22' 59" East departing the southeast line of said Welborn Street and following the common line of said Routh Street and said Lot 7 for a distance of 70.00 feet to a 3/8-inch iron rod found for corner, said point being the north corner of a tract of land described as 3623 Routh Townhomes, a condominium declaration as recorded in Volume 80038, Page 2082, Deed Records, Dallas County, Texas;

**THENCE** South 44° 37' 01" West departing the southwest line of said Routh Street, over and across said Lot 7, and following the northwest line of said 3623 Routh Townhomes tract for a distance of 126.50 feet to a PK nail found for the west corner of said 3623 Routh Townhomes tract, said point being in the southwest line of said Lot 7 and in the northeast line of a 15-foot wide Alley right-of-way;

**THENCE** North 45° 22' 59" West following the common line of said Lot 7 and said Alley for a distance of 70.00 feet to a 1/2-inch iron rod found for the west corner of said Lot 7, said point being at the intersection of the northeast line of said Alley and the southeast line of said Welborn Street;

**THENCE** North 44° 37' 01" East following the common line of said Lot 7 and said Welborn Street for a distance of 126.50 feet to the **POINT OF BEGINNING** and containing an area of 0.203 acres or 8,855 square feet of land, more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That **Scope Properties, LTD.**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **ROUTH & WELBORN ADDITION** 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 and upon 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, Texas.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: Scope Properties, LTD.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, David F. McCullah, 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 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-8.617 (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 the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**PRELIMINARY - RELEASED 12-6-17 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

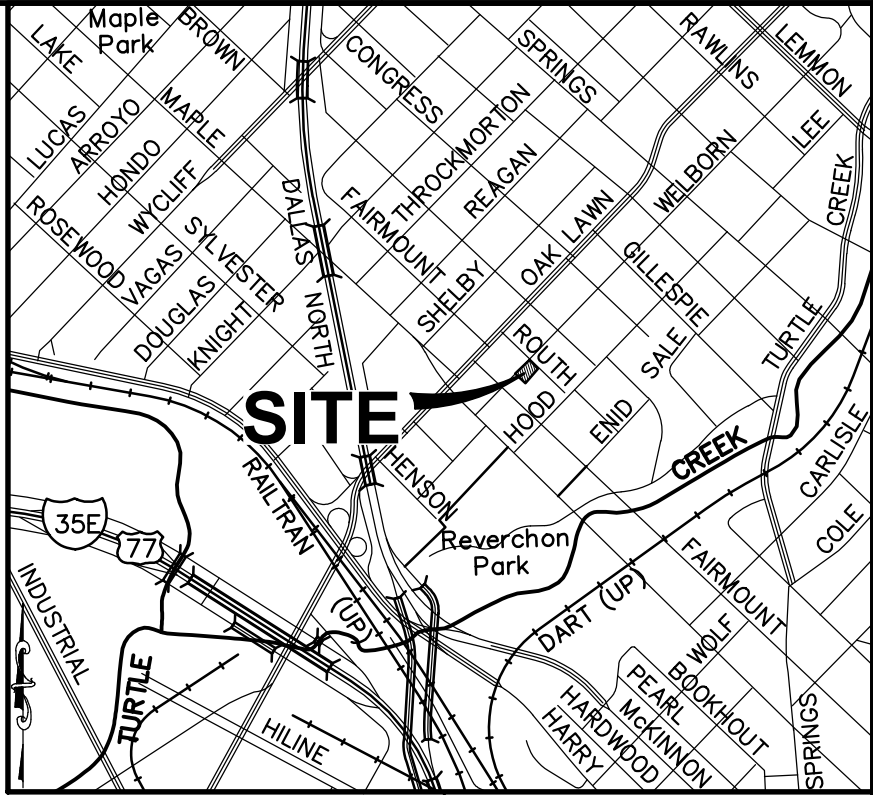
David F. McCullah  
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a notary public in and for said state, on this day personally appeared David F. McCullah, 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas



VICINITY MAP  
(NOT TO SCALE)



0' 10' 20' 40'  
SCALE: 1"=20'

LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND
IRS	IRON ROD SET
FND	FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
GA	POWER POLE DOWN GUY ANCHOR
CO	CLEANOUT
LP	LIGHT POLE
SCB	SPRINKLER CONTROL BOX
MH	MAHOLE
WM	WATER METER
S	SIGN
VOL.	VOLUME
PGE	PAGE
NO.	NUMBER
ICV	IRRIGATION CONTROL VALVE
AC.	ACRES
SF	SQUARE FEET

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM PART OF ONE (1) EXISTING LOT.
- ALL PAVEMENT, BUILDINGS, AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED.
- NO FLOODPLAIN EXISTS ON SITE.
- THERE IS NO STRUCTURE ON THE REMAINING PORTION OF LOT 7.

**PRELIMINARY PLAT**  
**ROUTH & WELBORN ADDITION**  
**LOTS 7A, 7B, 7C & 7D, BLOCK 7/1012**  
**BEING PART OF LOT 7, BLOCK 7/1012**  
**OF OAK LAWN PLACE ADDITION**  
**BEING 0.203 ACRES**  
**IN THE J.A. SYLVESTER SURVEY, ABSTRACT No. 1383**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S178-050**  
**ENGINEERING PLAN NO. 311T-XXXX**  
**DECEMBER 2017**

OWNER

SCOPE PROPERTIES, LTD.  
5716 Broken Wood Court  
Plano, Texas 75093-2900

SURVEYOR/ENGINEER



**Brown & Gay Engineers, Inc.**  
2395 Dallas Parkway, Suite 204, Frisco, TX 75034  
Tel: 972-464-4800 • www.browngay.com  
TBPPLS Registration No. 10193953

Contact: Seth Reichenau  
(972) 464-4832 • sreichenau@browngay.com

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