

VICINITY MAP - NOT TO SCALE

LEGEND DEED RECORDS, DALLAS COUNTY, TEXAS MAP RECORDS, DALLAS COUNTY, TEXAS M.R.D.C.T P.R.D.C . PLAT RECORDS, DALLAS COUNTY, TEXAS VOL., PG. VOLUME, PAGE SQ.FT. SQUARE FEET IRON ROD FOUND CM CONTROL MONUMENT SANITARY SEWER MANHOLE CLEAN OUT POWER POLE

FIRE HYDRANT

WATER VALVE

WATER METER

GAS METER

ELECTRIC METER

AIR CONDITIONER

RIGHT-OF-WAY

WV

WM

EM

A/C

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 DIVIDE ONE LOT INTO THREE LOTS. 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0190K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.

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) ALL STRUCTURES ON LOT 2R-1 TO BE REMOVED. STRUCTURES ON LOT LOT 2R-3 WILL REMAIN.

7) ALL EXISTING STRUCTURES WILL CONFORM WITH THE REQUIRED SETBACK FOR R-16(A) ZONING.

MRS EUGENE MOHR LOT 1, BLOCK 6225 VOL. 31, PG. 239 P.R.D.C.T. 328.00' 1/2" IRF (CM) (CM) LOT 14 EUGENE MOHR / CAUDILL 2-B BLOCK 6225 STATE PLANE VOL. 95172, PG. 4499 COORDINATES P.R.D.C.T. N=7,008,273.043 20' WATER EASEMENT E=2,473,782.791 /-VOL. 2002072, PG. 23 POINT OF BEGINNING (PLAT 328.00') 140.00' YELLOW CAP `S}_ 16,392 SQ. FT TO REMAIN 0.3763 ACRE -LOT 15 25.0' 25.0' GO-ROUND LOT 8, BLOCK A/6226 LÔT 2R-2 WALNUT HILL 37,465 SQ. FT. **METHODIST** 0.8601\ACRE ح في ا CHURCH VOL. 2002072, PG. 23 P.R.D.C.T. **BLOCK B/6420** THOMAS JEFFERSON 16,613**,8**Q.FT.√ ONE STORY TERRACE `0.38**1⁄**4 ACRE _□ STONE FOUNTIAL VOL. 22, PG. 245 P.R.D.C.T. EUGENE MOHR / CAUDILL` 2-A BLOCK 6225 VOL. 95172, PG. 4499 POOL EQUIPMENT LOT 16 P.R.D.C.T. TOTAL AREA 70,470 SQ. FT. ジ 1.6178 ACRES STATE PLANE COORDINATES 327.97' S 89°27'47" W N=7,008,058.279 E=2,473,782.553 LOT 17 BRICK COLUMN (PLAT 328.00') TWO STORY BRICK LOT 3 LOT 2 LOT 1 LOT 4 3' SCREENING WALL 3' SCREENING WALL FENCE MAINTANCE FENCE MAINTANCE -EASEMENT EASEMENT: VOL. 2000213, PG. 354 VOL. 2000213, PG. 354 PR.DCT 27' BL 3' X 3' TEXAS UTILITY P.R.D.C.T. j"4595" 20.00 VOL. 2000213, PG. 354 203.90' P.R.D.C.T. (TYP.) "BITTS" ⁸5/8" IRF 9.92' 74.16' "BITTS" 49.44' (CM) 15' ALLEY (CM) 5/8" IRF 5/8" IRF "4595" LOT 3A, BLOCK A/6226 BLOCK D/ 6224 (CM) MARSH HILL VILLAGE VISIBILITY EASEMENT (NOTHING OVER 30" IN WIMBERLY / MORGAN WIMBERLY COURT SHOPPING CENTER ESTATES CENTERLINE -HEIGHT ALLOWED (53' RIGHT-OF-WAY) VOL. 90093 PG. 3772 VOL, 2000213, PG. 354 P.R.D.C.T -∞-V©L--2000213, PG-354~ VOL. 2000213, PG. 354 P.R.D.C.T. P∮R D.C.T. LOT 5 8' X 7' TRANSFORMER 3' SCREENING WALL CONN BOX EASEMENT FENCE MAINTANCE VOL 2000213, PG 354

PR.DCT

LOT 7

LOT 8

LOT 9

LOT 10

3' SCREENING WALL

FENCE MAINTANCE VOL. 2000213, PG. 354 **OWNER'S CERTIFICATE** STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, Douglas W. Caudill is the sole owner of a tract of land situated in the Benjamin Merrell Survey Abstract No. 933, in the City of Dallas, Dallas County, Texas, Lot 2A, Block 6225 of Eugene Mohr/Caudill, an addition to the City of Dallas, Dallas County, Texas according to the replat thereof recorded in Volume 95172, Page 4499, Map Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Douglas W. Caudill by Warranty Deed with Vendor's Lien recorded in Volume 95013, Page 3752, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod for the northwest corner of said Lot 2-A and being the southwest corner of Lot 2-B of said Eugene Mohr/Caudill Addition, and same being the East right-of-way line of Betty Jane Lane (called 60' right-of-way);

THENCE North 89 degrees 24 minutes 57 seconds East, along the North line of said Lot 2-A and along the South line of said Lot 2-B, a distance of 327.91 feet to a 1/2 inch iron rod found lying on the West right-of-way line of 15 foot alley right-of-way;

THENCE South 00 degrees 02 minutes 50 seconds West, along the East line of said Lot 2-A and along the West line of said 15 foot alley, a distance of 215.03 feet to a 1 inch iron pipe found for the northeast corner of Lot 4, Block D/6224, Wimberley / Morgan Estate, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000213, Page 354, Dallas, Dallas County, Texas;

THENCE South 89 degrees 27 minutes 47 seconds West, along the South line of said Lot 2-A and along the North Line of said Wimberley / Morgan Estate, 327.97 feet to 5/8 inch iron rod found lying on the East right-of-way line of said Betty Jane Lane;

THENCE North 00 degrees 03 minutes 49 seconds East, along the West line of said Lot 2-A and along the East line of said Betty Jane Lane, a distance of 214.76 feet to the POINT OF BEGINNING and containing 70,470 square feet or 1.6178 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Douglas W. Caudill does hereby adopt this plat, designating the herein described property as CAUDILL 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 of 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 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _

Douglas W. Caudill, Owner

stated and as the act and deed therein stated.

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 Douglas W. Caudill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this	day of
2016.	

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 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	, 2016

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/15/2016)

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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

Notary Signature

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 7524 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300

PRELIMINARY PLAT **CAUDILL ADDITION**

LOT 2R-1, 2R-2, 2R-3 BLOCK A/8378 REPLAT OF EUGENE MOHR / CAUDILL LOT 2-A, 2-B BLOCK 6225 BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-281

DATE: 8/01/16 / JOB # 1502131-1/ SCALE - 1" = 40' /JWR

DOUG CAUDILL 10062 BETTY JANE LANE DALLAS, TEXAS 75229 214-566-3763

EASEMENT

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LOT 6