

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Clover Blossom Farms Addition, acting by and through its duly authorized agent, Johnnie Lee Gatherright, does hereby adopt this plat designating the herein above described property as **Clover Blossom Farms Addition, Lot 17A and Lot 17B, Block 7618**, 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 Firelane 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 the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, 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 the 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 additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions for the City of Dallas, Texas

Witness my hand this _____ day of _____ 2021

Clover Blossom Farms Addition

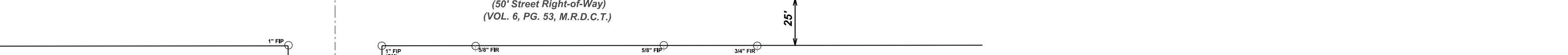
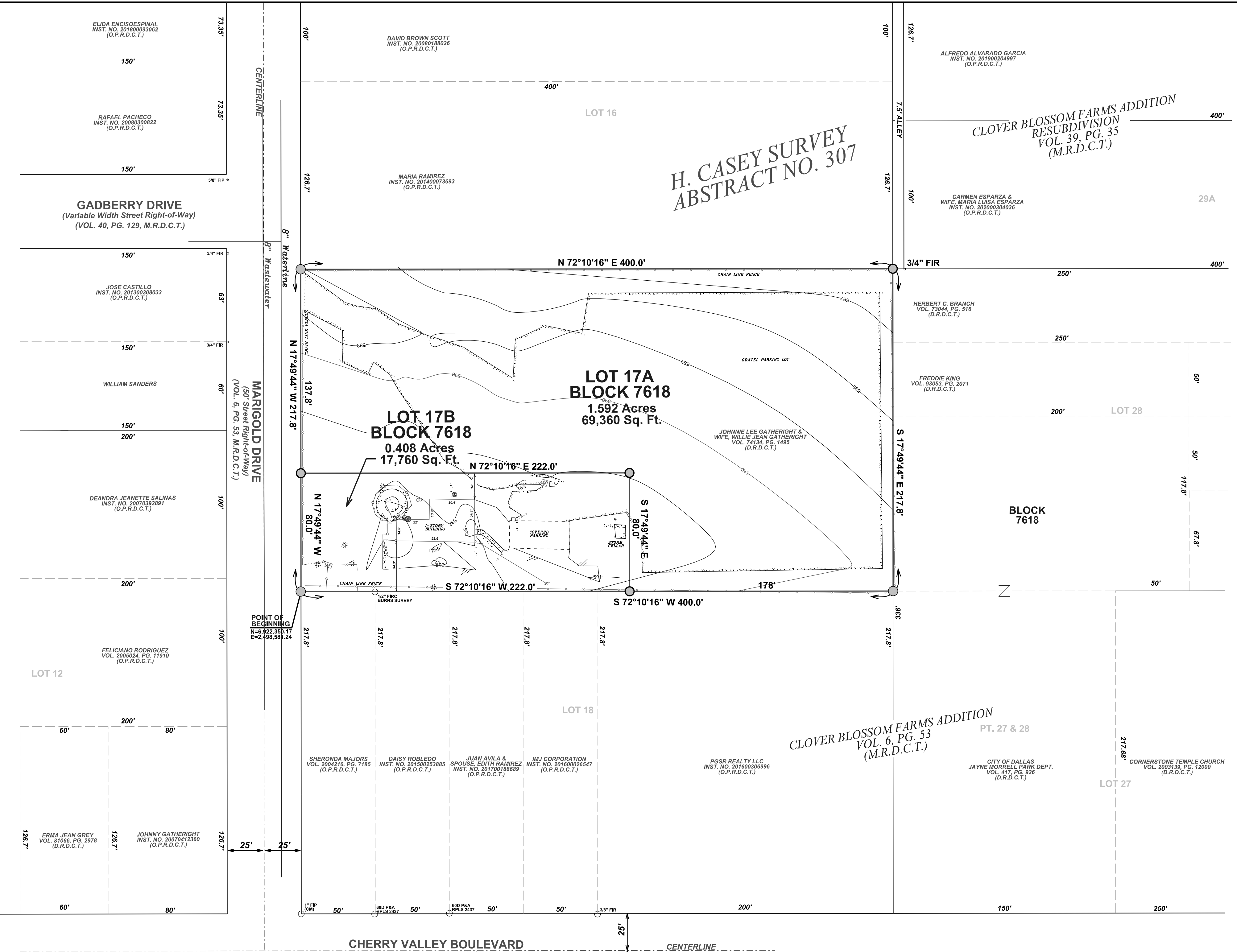
By: Johnnie Lee Gatherright, (Owner)

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Johnnie Lee Gatherright, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____ 2021

Notary Public in and for State of Texas



LEGEND

○ Monument Found	(C.M.) Controlling Monument
● 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap)	FND Found
FIR Found Iron Rod	O.P.R.D.C.T. Official Public Records Of Dallas County Texas
FIRC Found Iron Rod with Cap	D.R.D.C.T. Deed Records Of Dallas County Texas
FIP Found Iron Pipe	M.R.D.C.T. Map Records Of Dallas County Texas
MAG MAG NAIL	C.O.D. City Of Dallas
— LOT LINE	INST. NO. Instrument Number
--- DEED LINE	VOL. Volume
--- CENTERLINE	PC. Page
— PROPOSED REPLAT LINE	R.O.W. Right-of-Way

General Notes:

- The purpose of this plat is to create two (2) lots out of one (1) lot.
- Bearings are referenced to the State Plane Coordinate System, Texas North Central Zone 4202, NAD 83.
- All coordinates shown are grid values, no scale, no projection.
- No lot to lot drainage allowed without engineering section approval.
- Existing structures to remain.

LEGAL DESCRIPTION

BEING a 2.0 acre tract of land situated in the H. Casey Survey, Abstract No. 307, as described in Warranty Deed to Johnnie Lee Gatherright and wife, Willie Jean Gatherright recorded in Volume 74134, Page 1495 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of Lot 17, Block 7618, of Clover Blossom Farms Addition, an addition to the City of Dallas, recorded in Volume 6, Page 53 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set with red plastic cap stamped "PJB Surveying" (hereinafter referred to as "with cap") at the southwest corner of said Lot 17 and the northwest corner of Lot 18 of said Clover Blossom Farms Addition, and being in the east line of Marigold Drive (50' right-of-way);

THENCE North 17 degrees 49 minutes 44 seconds West, with the west line of said Lot 17 and the east line of said Marigold Drive, a distance of 217.80' to a 1/2-inch iron rod set with cap at the northwest corner of said Lot 17 and the southwest corner of Lot 16 of said Clover Blossom Farms Addition;

THENCE North 72 degrees 10 minutes 16 seconds East, departing the east line of said Lot 17 and with the north line of said Lot 17 and the south line of said Lot 16, a distance of 400.00' to a 1/2-inch iron rod set with cap at the northeast corner of said Lot 17, the southeast corner of said Lot 16, the northwest corner of Lot 28 of said Clover Blossom Farms Addition, and the southwest corner of Clover Blossom Farms Addition Resubdivision, recorded in Volume 39, Page 35 (M.R.D.C.T.);

THENCE South 17 degrees 49 minutes 44 seconds East, with the east line of said Lot 17 and the west line of said Lot 28, a distance of 217.80' to a 1/2-inch iron rod set with cap at the southeast corner of said Lot 17, the northeast corner of said Lot 18, the southwest corner of said Lot 28, and the northwest corner of Lot 27 of said Clover Blossom Farms Addition;

THENCE South 72 degrees 10 minutes 16 seconds West, with the south line of said Lot 17 and the north line of said Lot 18, a distance of 400.00' to the POINT OF BEGINNING and containing 2.0 acres of land.

SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland, 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 the 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. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2021.

PRELIMINARY, FOR REVIEW ONLY

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____ 2021

Notary Public in and for State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UP AS A FINAL SURVEY DOCUMENT

PRELIMINARY CLOVER BLOSSOM FARMS

LOT 17A AND 17B, BLOCK 7618, 2,000 ACRES

BEING A REPLAT OF LOT 17, CITY BLOCK 7618 CLOVER BLOSSOM FARMS

PURPOSE OF REPLAT IS TO TURN 1 LOT INTO 2 LOTS

SITUATED IN THE H. CASEY SURVEY, ABSTRACT NO. 307

CITY PLAN FILE NO. S212-005

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-948-6969

OWNER/SUBDIVIDER
JOHNNIE LEE GATHERRIGHT & WIFE, WILLIE JEAN GATHERRIGHT
8418 MARIGOLD DR.
DALLAS, TX 75241-6837