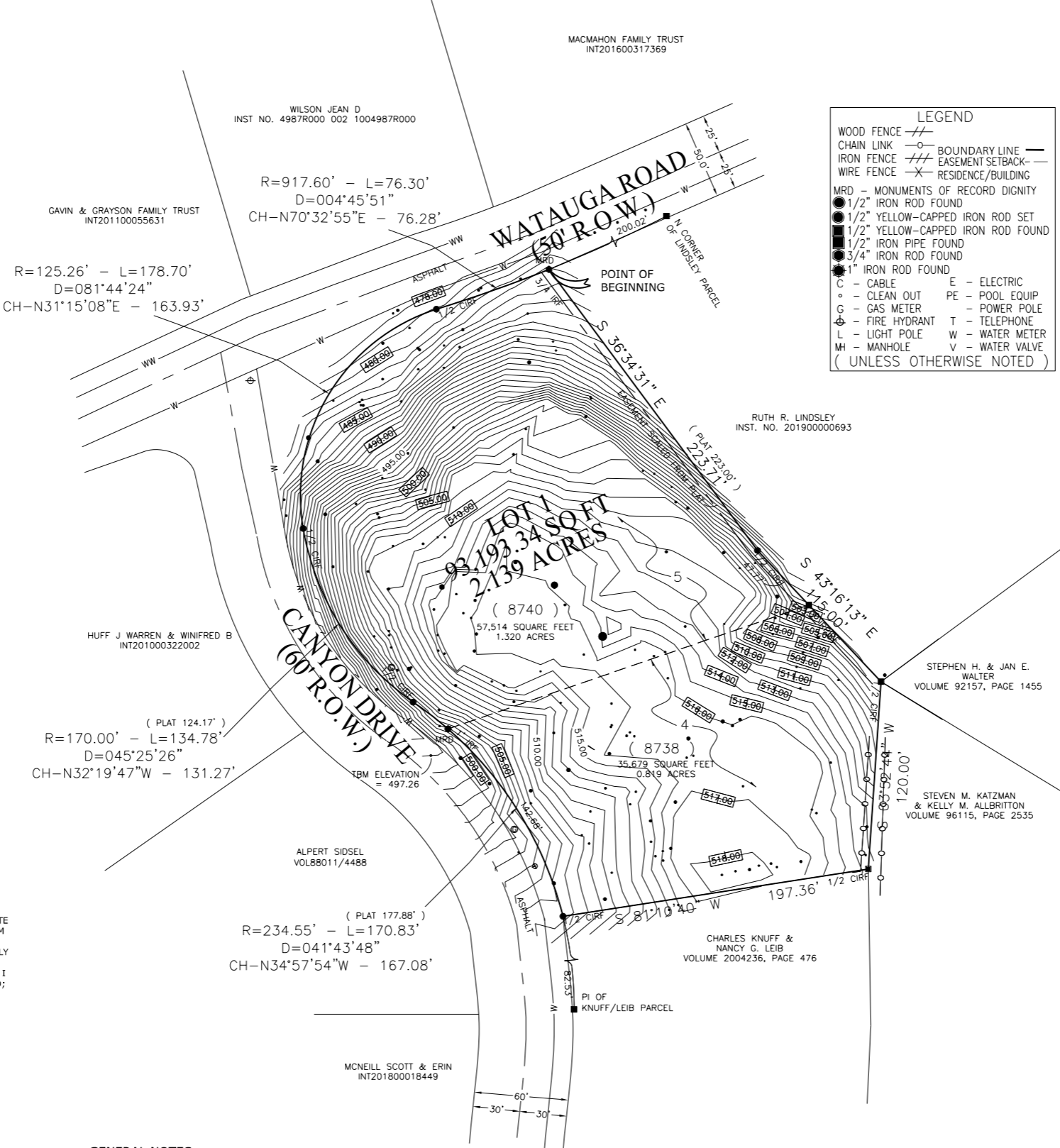


(MAPSCO NO. 24-Y & 24-X)



LEGEND

WOOD FENCE	---	BOUNDARY LINE	---
CHAIN LINK	-o-	EASEMENT SETBACK	---
IRON FENCE	---x---	RESIDENCE/BUILDING	---
WIRE FENCE	---		
MRD - MONUMENTS OF RECORD DIGNITY			
● 1/2" IRON ROD FOUND			
● 1/2" YELLOW-CAPPED IRON ROD SET			
● 1/2" YELLOW-CAPPED IRON ROD FOUND			
● 1" IRON PIPE FOUND			
● 3/4" IRON ROD FOUND			
● 1" IRON ROD FOUND			
C - CABLE	E - ELECTRIC		
o - CLEAN OUT	PE - POOL EQUIP		
G - GAS METER	- POWER POLE		
⊕ - FIRE HYDRANT	T - TELEPHONE		
L - LIGHT POLE	W - WATER METER		
MH - MANHOLE	V - WATER VALVE		
(UNLESS OTHERWISE NOTED)			

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

BEING all of Lot 5 and Lot 4, in Block M/4982, of Bluff View Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 3, Page 131, of the Map Records of Dallas County, Texas, being a parcel of land (called Tract 1 and Tract 2) conveyed to The Hill on Canyon, LLC, and Robert Kendall, as recorded in Instrument No. 201300297068 and Instrument No. 201300297068 of the Official Public Records of Dallas County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4-inch iron rod for corner, being on the southeast right-of-way line of Watauga Road, being a curve to the left whose radius is 917.60 feet, being the west corner of a parcel of land conveyed to Ruth R. Lindsley, as recorded in Instrument No. 20190000693 of the Official Public Records of Dallas County, Texas, and being the north corner of said Hill on Canyon/Kendall parcel;

THENCE South 36 degrees 34 minutes 31 seconds East, leaving said right-of-way, a distance of 223.71 feet to a set 1/2-inch yellow-capped iron rod for corner;

THENCE South 43 degrees 16 minutes 13 seconds East, a distance of 115.5 feet to a found 1/2-inch yellow-capped iron rod for corner;

THENCE South 03 degrees 52 minutes 44 seconds West, a distance of 120.00 feet to a set 1/2-inch yellow-capped iron rod for corner;

THENCE South 81 degrees 10 minutes 40 seconds West, a distance of 197.36 feet to a set 1/2-inch yellow-capped iron rod for corner;

THENCE along a curve in a northwesterly direction, along said northeast right-of-way line of Canyon Drive, being the northwest corner of a parcel of land conveyed to Charles Knuff and Nancy G. Leib, as recorded in Volume 2004236, Page 476, of the Deed Records of Dallas County, Texas, being on a curve to the left whose radius is 234.55 feet;

THENCE along said curve in a northwesterly direction passing through a central angle of 034 degrees 51 minutes 13 seconds, an arc length of 142.68 feet, a long chord which bears North 31 degrees 31 minutes 37 seconds West, a distance of 140.49 feet to a found 1-inch iron rod for corner, being the south corner of a parcel of land, called Tract 1, conveyed to The Hill on Canyon LLC, and Robert Kendall as recorded in said instrument;

THENCE along said curve in a northwesterly direction, along said right-of-way, passing through a central angle of 006 degrees 52 minutes 35 seconds, an arc length of 28.15, and a long chord which bears North 32 degrees 19 minutes 19 seconds West, a distance of 28.13 feet to a set 1/2-inch yellow-capped iron rod for corner, being the beginning of a curve to the right whose radius is 170.00 feet;

THENCE along said curve in a northwesterly direction, along said right-of-way, passing through a central angle of 045 degrees 25 minutes 36 seconds, an arc length of 134.78 feet, a long chord which bears North 32 degrees 19 minutes 47 seconds West, a distance of 131.27 feet to a set 1/2-inch yellow-capped iron rod for corner, being the beginning of a curve to the right whose radius is 125.26 feet;

THENCE along said curve in a northeasterly direction, passing through a central angle of 081 degrees 44 minutes 24 seconds, an arc length of 178.70 feet, a long chord which bears North 31 degrees 15 minutes 08 seconds East, a distance of 163.93 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the southeasterly right-of-way line of Watauga Road, and being the beginning of said curve whose radius is 917.60 feet;

THENCE along said curve in a northeasterly direction, passing through a central angle of 004 degrees 45 minutes 51 seconds, an arc length of 76.28 feet, a long chord which bears North 70 degrees 32 minutes 55 seconds East, a distance of 76.28 feet to a PLACE OF BEGINNING and containing 93,133.3 square feet or 2.139 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHRISTOPHER BANCROFT does hereby adopt this plat, designating the herein described property as BANCROFT ESTATE 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, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

By: _____
CHRISTOPHER BANCROFT

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS [OWNER], KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

I, BRIAN RHODES, 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 SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2020.

RELEASED FOR PRELIMINARY REVIEW. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN RHODES
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

- GENERAL NOTES:**
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 TRACTS, AS SHOWN.
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 - COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - EXISTING STRUCTURES TO BE DEMOLISHED UNDER SEPERATE PERMIT.
 - ACCORDING TO FEMA MAP 48113C03301, ZONE X, EFFECTIVE AUGUST 23, 2001, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

OWNER/DEVELOPER
CHRISTOPHER BANCROFT
1621 N ELM STREET
DENTON TEXAS, 76201
817-475-5353

ENGINEER
GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549

SURVEYOR
RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972) 475-8940
ATTN: BRIAN RHODES, RPLS

PRELIMINARY PLAT
BANCROFT ESTATE
LOT 1

BEING A PRELIMINARY PLAT OF LOT 5 AND LOT 4, IN BLOCK M/4982, OF BLUFF VIEW ESTATES, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 201-502