



LEGEND

FD	.....	FOUND
(CM)	.....	CONTROLLING MONUMENT
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
PG.	.....	PAGE
VOL.	.....	VOLUME
R.O.W.	.....	RIGHT-OF-WAY
D.R.D.C.T.	.....	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	.....	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	.....	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	.....	INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Richard N. Triplett is the owner of all of Lot 7, parts of Lots 6 & 8 and part of an abandoned alley, Block J/2838 of MONTICELLO ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 3, Page 387 of the Plat Records of Dallas County, Texas, and being situated in the C.A. Lovejoy Survey, Abstract No. 831, and being all of that same tract of land described in Warranty Deed to Richard Neal Triplett and wife, Virginia Nell Triplett, recorded in Volume 89025, Page 2160 of the Deed Records of Dallas County, Texas, and that same portion of an alley described in City of Dallas Ordinance Number 3741, and said composite tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the present intersection of the southeast line of a 16' wide alley with the southwest R.O.W. line of Heath Street (a 50' R.O.W.), said point being on a curve to the left having a central angle of 03°22'23" and a radius of 980.00' bearing N 25°03'45" E;

THENCE around said curve and along the southwest line of Heath Street, a distance of 57.72' to a 5/8" iron rod found for corner at the beginning of a reverse curve to the right having a central angle of 98°06'59" and a radius of 50.00' bearing S 28°55'38" W

THENCE around said curve and along the southwest line of Heath Street, a distance of 85.62' to a 5/8" iron rod found for corner in the northwest R.O.W. line of Tokalon Drive (a 50' R.O.W.);

THENCE S 45°43'00" W, 98.11' along the northwest line of Tokalon Drive to a 5/8" iron rod found for corner at the beginning of a curve to the right having a central angle of 31°02'48" and a radius of 150.00'

THENCE around said curve and along the northwest line of Tokalon Drive to a 5/8" iron rod found at the southeast corner of that same tract of land described in deed to Ross and Shauna Bowman, recorded in Instrument Number 201000100318 of the Official Public Records of Dallas County, Texas;

THENCE N 10°36'00" W, 153.84' along the northeast line of said Ross & Shauna Bowman property to a 1/2" cross found for corner in the southeast line of the aforementioned 16' wide alley;

THENCE N 79°24'00" E, 45.00' along the southeast line of said alley to a 5/8" iron rod found for corner;

THENCE N 51°44'40" E, 69.48' along the southeast line of said alley to the place of beginning and containing 21,827.13 square feet or 0.5011 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RICHARD N. and VIRGINIA TRIPLETT, do hereby adopt this plat, designating the herein described property as **TRIPLETT ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon 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, clean outs, 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2015.

RICHARD N. TRIPLETT

VIRGINIA TRIPLETT

STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Richard N. and Virginia Triplett, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas.

- GENERAL NOTES:**
- REFERENCE BEARING FROM THE CENTERLINE DATA, S 45°43'00" W, PER WESTLAKE PARK & MONTICELLO ADDITIONS, VOL. 3, PG. 489 M.R.D.C.T.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM ALL OF 1 EXISTING LOT AND PART OF 2 EXISTING LOTS.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - EXISTING STRUCTURE ON PROPOSED LOT 8A TO BE REMOVED, REMAINDER OF STRUCTURE ON PROPOSED LOT 7A TO BE REMODELED TO CONFORM TO EXISTING ZONING SETBACKS.

FINAL PLAT
TRIPLETT ADDITION
LOTS 7A, & 8A BLOCK J/2838

A REPLAT OF ALL OF LOT 7 AND PART OF LOT 6 AND 8 AND A PORTION OF AN ABANDONED ALLEY, BLOCK J/2838 OF WESTLAKE PARK & MONTICELLO ADDITIONS, SITUATED IN THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 831, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-001

OWNER/DEVELOPER

RICHARD N. TRIPLETT
7131 TOKALON DR.
DALLAS, TEXAS 75214
PH. 214-577-9656

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 9/1/15
JOB NO. 15040