

GENERAL NOTES:

- 1) The purpose of this plat is to replat two lots into one lot.
- 2) Lot-to-lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- 3) Bearings and coordinates shown are based on Texas State Plane Coordinate Systems, North Central Zone, (4202) North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 4) According to the F.I.R.M. No. 48113C0335 K, the subject property lies in Zone X and does not lie within a 100 year flood prone hazard area. Except as shown.
- 5) City of Dallas Benchmark 34-G-5: A City of Dallas Benchmark is set on top of a concrete curb in front of a fire hydrant on the west side of Bristol Avenue and north side of Hopkins Avenue.
Northing: 6,995,415.734 Easting: 2,480,254.977, Elevation: 504.009
- 6) City of Dallas Benchmark 34-H-1: A square is cut found on top of concrete curb at midpoint of curve on the Southwest corner of Greenwich Lane at alley, 487' West of Hampstead.
Northing: 6,994,493.486 Easting: 2,484,033.894, Elevation: 526.148
- 8) The maximum number of lots permitted by this plat is one.
- 9) There are no existing structures on subject property.
- 10) There are no trees located on subject property.

LIEN HOLDER' SUBORDINATION

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Bank name _____
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on this the _____ day of _____ 2018 by _____ as _____ of Bank name, a _____, on behalf of the _____.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Barrow Durrett LLC, a Texas limited liability company, is the owner of two tracts of land situated in the Calvin G. Cole Survey, Abstract No. 320, being Lot 21 and Lot 22, Block 2/4993 of Greenway Terrace No. 2 Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 9, Page 153, Map Records, Dallas County, Texas, and being a tract of land as described by General Warranty Deed with Vendor's Lien to Barrow Durrett LLC, a Texas limited liability company, as recorded in Instruments No. 201400233722, Official Public Records, Dallas County, Texas, also being a tract of land as described by Special Warranty Deed to Barrow Durrett LLC, a Texas limited liability company, as recorded in Instruments No. 201500304197, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "BL" and "RPLS 5299" set on a 1/2 inch iron rod at the intersection of the southerly right-of-way line of Lovers Lane (65 foot right-of-way) and the westerly right-of-way line of Bristol Avenue (60 foot right-of-way) and being the northeasterly corner of said Lot 22, Block 2/4993, from which a 1/2 inch iron rod found for reference bears North 16 degrees 15 minutes 31 seconds East, a distance of 0.40 feet;

THENCE South 00 degrees 01 minutes 45 seconds West, along the westerly right-of-way line of said Bristol Avenue, common with the easterly line of said Barrow Durrett LLC. (201400233722) tract, and also being the easterly line of said Lot 22, Block 2/4993, a distance of 142.00 feet to a 3-1/4 inch aluminum disk stamped "BL" and "RPLS 5299" set on a 1/2 inch iron rod at the northeasterly corner of Lot 1, Block 2/4993 of said Greenway Terrace No. 2 Addition, from which a 1/2 inch iron rod found for reference bears North 29 degrees 41 minutes 39 seconds East, a distance of 0.37 feet;

THENCE South 89 degrees 24 minutes 45 seconds West, along the southerly line of said Barrow Durrett LLC. (201400233722) tract, and also being the southerly line of said Lot 22, Block 2/4993, common with the northerly line of said Lot 1, Block 2/4993, passing at 65.00 feet a point and being the southeasterly corner of said Barrow Durrett LLC., (201500304197), and also being the southeasterly corner of said Lot 2, Block 2/4993, and same being the northeasterly corner of Lot 2, Block 2/4993, of said Greenway Terrace No. 2 Addition, a continuing total a distance of 119.73 feet to a 3-1/4 inch aluminum disk stamped "BL" and "RPLS 5299" set on a 1/2 inch iron rod at the northeasterly corner of Lot 3, Block 2/4993 and the southeasterly corner of Lot 20, Block 2/4993 of said Greenway Terrace No. 2 Addition and also being the southwestery corner of said Lot 21, Block 2/4993;

THENCE North 00 degrees 01 minutes 45 seconds East, along the westerly line of said Barrow Durrett LLC. (201500304197) tract, also being the westerly line of said Lot 21, Block 2/4993, common with the easterly line of said Lot 20, Block 2/4993, a distance of 142.00 feet to a 3-1/4 inch aluminum disk stamped "BL" and "RPLS 5299" set on a 1/2 inch iron rod at the northeasterly corner of said Lot 20, Block 2/4993 and lying in the Southerly right-of-way line of said Lovers Lane;

THENCE North 89 degrees 24 minutes 45 seconds East, along the northerly line of said Barrow Durrett LLC. (201500304197) tract, also being the northerly line of said Lot 21, Block 2/4993, common with southerly right-of-way line of said Lovers Lane, passing at 55.00 feet the northwesterly corner of said Lot 22, Block 2/4993 and said Barrow Durrett LLC. (201400233722) tract , an continuing a total distance of 119.73 feet to the POINT OF BEGINNING and containing 17,000 square feet or 0.390 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Barrow Durrett, LLC, does hereby adopt this plat, designating the herein described property as **BRISTOL LOVERS**, 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 or 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 for 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 _____, 2018.

Barrow Durrett, LLC

Tom Barrow, Manager

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 Tom Barrow 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 _____ day of _____, 2018.

Notary Signature

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 _____, 2018.

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. (11/15/2018)

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.

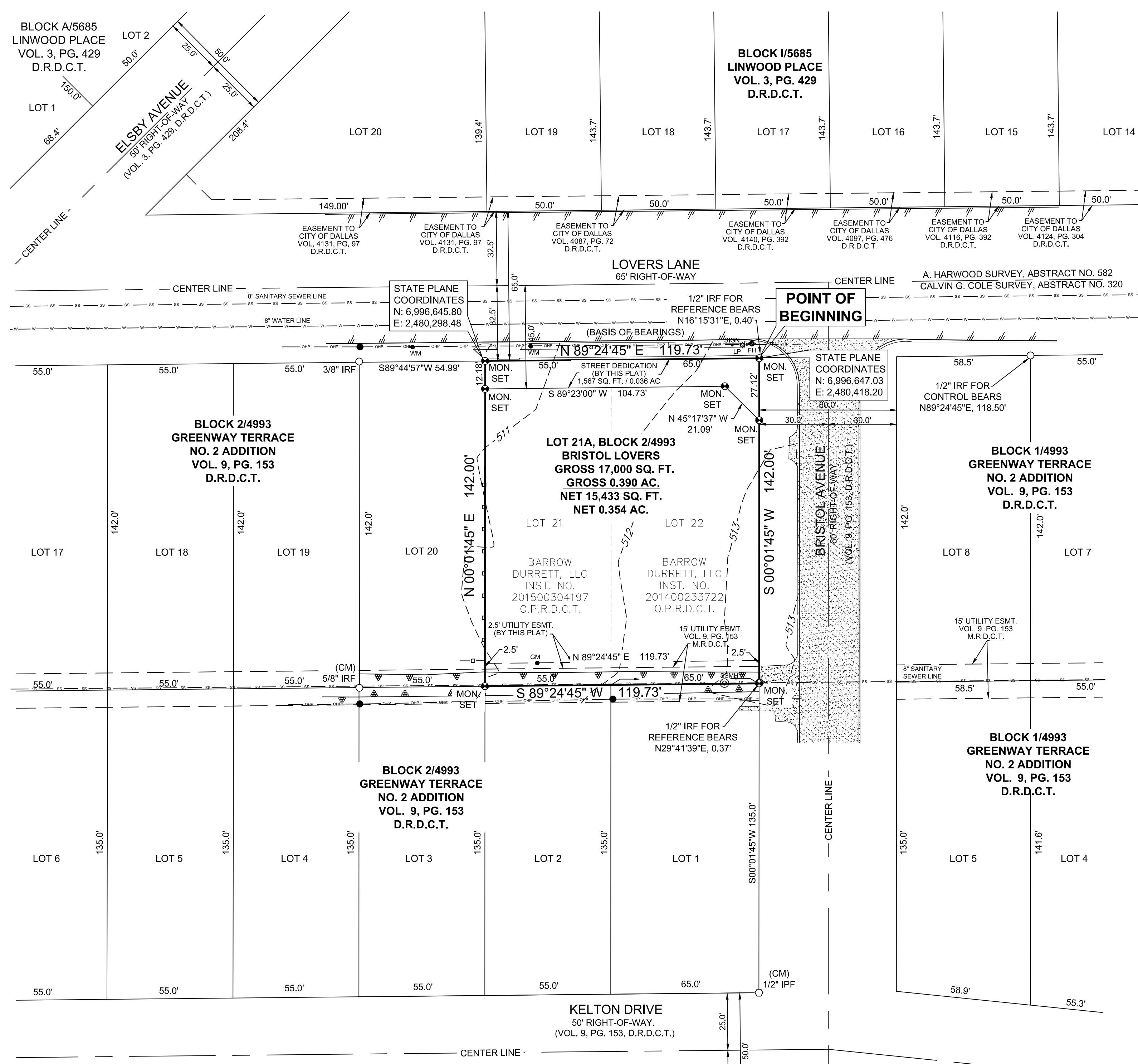
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this _____ day of _____, 2018.

Notary Signature

LEGEND

- (CM) CONTROL MONUMENT
- LP LIGHT POLE
- WM WATER METER
- MON. SET 3-1/4" ALUMINUM DISK STAMPED "BL" AND "RPLS 5299" ON 1/2" IRON ROD SET
- GM GAS METER
- ASPHALT
- GRAVEL
- WOOD FENCE
- CONCRETE PAVING
- IRON PIPE FOUND
- IRON ROD FOUND
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- FH FIRE HYDRANT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- POWER POLE
- SSMH SANITARY SEWER MANHOLE COVER



OWNER
Barrow Durrett LLC,
a Texas limited liability company
6026 Waggoner Drive
Dallas, Texas 75230
attn: Tom Barrow



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT

BRISTOL LOVERS
LOT 21A, BLOCK 2/4993
REPLAT OF LOTS 21 AND 22,
BLOCK 2/4993 OF
GREENWAY TERRACE NO. 2
SITUATED IN THE
CALVIN G. COLE SURVEY, ABSTRACT NO. 320
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-064