



OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**
WHEREAS David Michael Godat, is the sole owner of a tract of land located in the C.G. COLE SURVEY, Abstract No. 320, City of Dallas, Dallas County, Texas, being Lot 5, Block 2/4915, of Shannon Estates, Installment No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 5, Page 83, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien to David Michael Godat, recorded in Instrument No. 202100083839, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found in the West line of Inwood Road, at the common Easterly corner of Lot 6, and said Lot 5, Block 2/4915;

Thence West, a distance of 200 feet to a 1/2 Inch Iron rod found at the common Westerly corner of said Lots 5 and 6, Block 2/4915, same being the Northeast corner of a tract of land described in deed to Olerio Homes, LLC, recorded in Instrument No. 20170324998, Official Public Records, Dallas County, Texas, and being the Southeast corner of a tract of land described in deed to Timothy Burke, recorded in Instrument No. 201000281664, Official Public Records, Dallas County, Texas;

Thence North 01 degrees 37 minutes 00 seconds East, a distance of 200.00 feet to a 1 inch iron pipe found at the common Westerly corner of Lot 4, and said Lot 5, Block 2/4915, same being the Northeast corner of a tract of land described in deed to Jourdan K. Pratt and Edward T. Pratt, III, recorded in Instrument No. 201500216173, Official Public Records, Dallas County, Texas, and being the Southeast corner of a tract of land described in deed to Olerio Homes, LLC, recorded in Instrument No. 201700138439, Official Public Records, Dallas County, Texas;

Thence East, a distance of 200.00 feet to a 5/8 inch iron pipe found in the said East line of Inwood Road, at the common Easterly corner of said Lots 4 and 5, Block 2/4915;

Thence South 01 degrees 37 minutes 00 seconds West, along said East line, a distance of 200.00 feet to the PLACE OF BEGINNING and containing 39,984 square feet or 0.918 of an acre of land.

SURVEYOR'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**
That I, Barry S. 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 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.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That David Michael Godat, does hereby adopt this plat, designating the herein described property as: **LOT 5 AND 5B, BLOCK 2/4915, GODAT 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: David Michael Godat
Title: Owner

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared David Michael Godat, 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 and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires:

VENDOR'S LIEN

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

Lien Holder:
[Bank/Mortgage]

By: _____
Name: _____
Title: _____

**STATE OF TEXAS
COUNTY OF DALLAS**

This instrument was acknowledged before me on _____ by _____ as _____ of _____, a _____ on behalf of the _____.

Notary Public in and for The State of Texas

SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM PART OF AN EXISTING PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0330J, DATED 08/23/2001, ZONE X.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M. VOL.	CONTROLLING MONUMENT VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
A.D.S.	3-1/4" ALUMINUM DISC STAMPED "GODAT ADDITION" SET

PROPERTY ADDRESS: 6721 INWOOD ROAD, DALLAS, TEXAS 75209
OWNER: DAVID MICHAEL GODAT
ADDRESS: 6721 INWOOD ROAD, DALLAS, TX 75209
PHONE: 214-207-4504

PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSURVEYING.COM
PHONE: (214) 326-1090
PREPARATION DATE: 09/23/2022 DRAWN BY: TD

S223-031 Preliminary Plat

**PRELIMINARY PLAT
LOT 5A & 5B, BLOCK 2/4915
GODAT ADDITION**

BEING LOT 5, BLOCK 2/4915, OF SHANNON ESTATES, INSTALLMENT NO. 1, OUT OF THE C.G. COLE SURVEY, ABSTRACT NO. 320 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S _____
ENGINEERING FILE NO. _____