

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS SARAH L. TITUS, TRUSTEE, IS THE OWNER OF A TRACT OF LAND BY VIRTUE OF A GENERAL WARRANTY DEED AS RECORDED UNDER CLERK'S NO. 201500336347, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS BEING SITUATED IN THE WILLIAM BAKER SURVEY, ABSTRACT NO. 54 IN THE CITY OF DALLAS, TEXAS AND BEING ALL OF LOTS 16A AND 16B, BLOCK Q/4986 OF SUBDIVISION OF LOT 16, BLOCK Q/4986, BLUFFVIEW ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 353, PAGE 20 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHEASTERLY LINE OF CHEROKEE TRAIL A, A 60 FOOT RIGHT OF WAY AT THE WESTERLY CORNER OF LOT 16A, BLOCK Q/4986 OF THE SAID SUBDIVISION OF LOT 16, BLOCK Q/4986, BLUFFVIEW ESTATES ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK Q/4986 BLUFFVIEW ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 3, PAGE 131, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 60 DEGREES 55 MINUTES 28 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 364.17 FEET TO A 3/4 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 1, SAME BEING THE NORTH CORNER OF LOT 16A IN THE SOUTHWEST LINE OF LOT 7, BLOCK Q/4986;

THENCE SOUTH 44 DEGREES 14 MINUTES 56 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT 7, AT 55.1 FEET PASSING THE WESTERLY CORNER OF LOT 8, BLOCK Q/4986, AN ALL TOTAL DISTANCE OF 89.47 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE EASTERLY CORNER OF LOT 16B, SAME BEING THE NORTH CORNER OF LOT 15, BLOCK Q/4986 ON THE SAID BLUFFVIEW ESTATES ADDITION;

THENCE SOUTH 47 DEGREES 00 MINUTES 38 SECONDS WEST ALONG THE COMMON LINE WITH THE SAID LOT 15, A DISTANCE OF 342.34 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF LOT 16B AND THE WEST CORNER OF LOT 15, SAME BEING IN THE NORTHEASTERLY LINE OF CHEROKEE TRAIL;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SAID NORTHEAST LINE OF CHEROKEE TRAIL, A DISTANCE OF 31.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°32'00", A RADIUS OF 279.34 FEET AND A TANGENT OF 76.24 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, REMAINING ALONG THE NORTHEAST LINE OF CHEROKEE TRAIL, AN ARC DISTANCE OF 148.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 47,560 SQ. FT. OR 1.09 ACRES OF COMPUTED LAND.

OWNERS DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TITUS 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 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, GARAGE AND DRIVEWAYS, DRIVEWAYS AND DRIVEWAYS, AND PUBLIC UTILITY EASEMENTS SHALL BE OPEN TO THE PUBLIC AND THE RIGHT OF EGRESS AND EGRESS TO THE PROPERTY SHALL BE RESERVED TO 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 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 SAID SYSTEMS AND UTILITIES. THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE (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 MAIL 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 _____ DAY OF _____ A.D. 2016

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document

SARAH L. TITUS, TRUSTEE
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DATE PERSONALLY APPEARED SARAH L. TITUS, KNOWN 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 _____ DAY OF _____ 2016

SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF DALLAS

I, STEVE DONALDSON OF CARMAN-DONALDSON SURVEYING INC., 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. I FURTHER AFFIRM THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS AMENDED, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.11 FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8-617 (a)(9)(v) & (e), AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SAID FINAL PLAT.

DATED THIS _____ DAY OF _____ 2016

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document

STEVE DONALDSON RPLS 4004

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DATE PERSONALLY APPEARED SARAH L. TITUS, KNOWN 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 _____ DAY OF _____ 2016

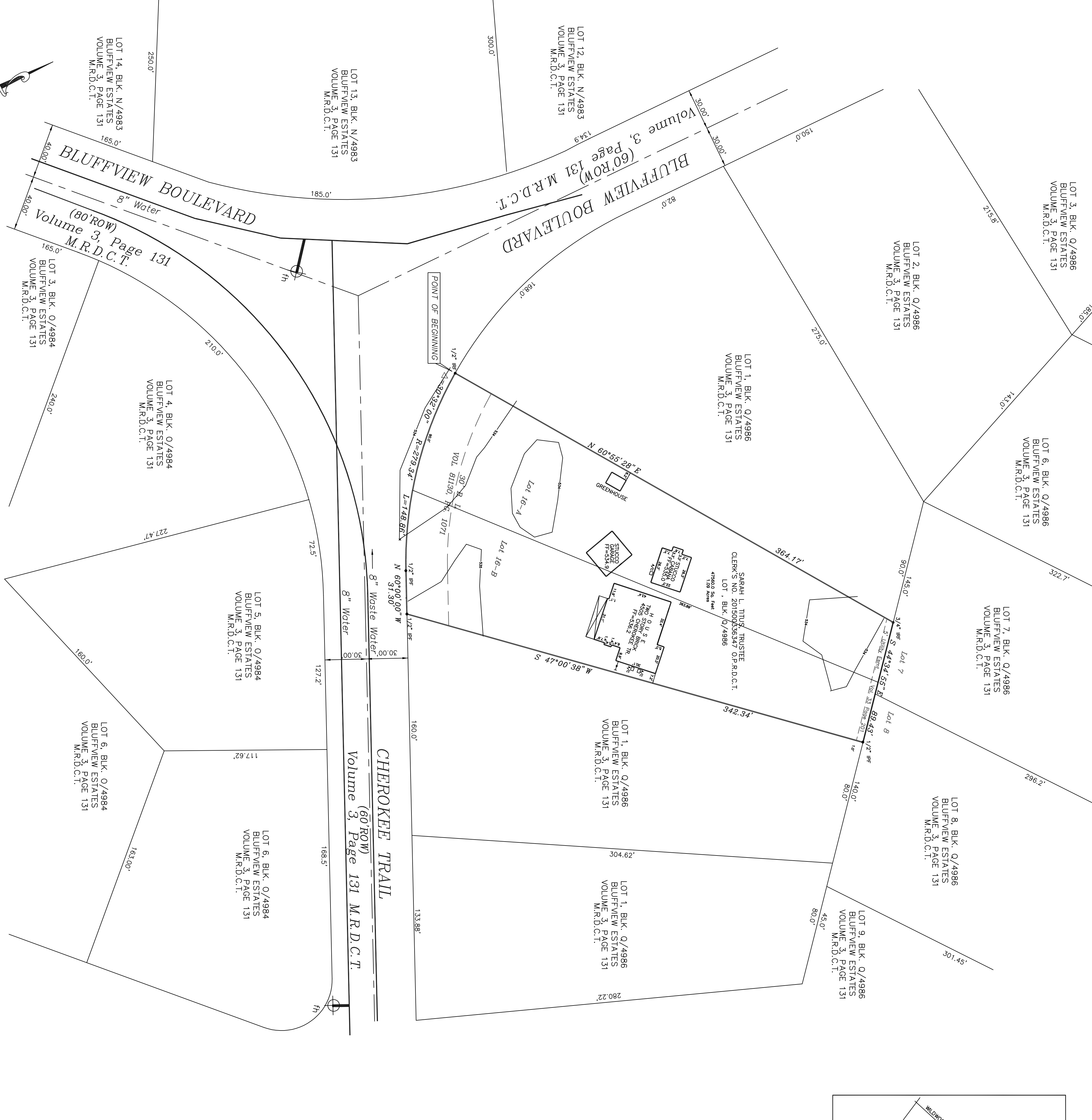
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

OWNER:
SARAH L. TITUS, TRUSTEE
4910 WILLOWOOD ROAD
DALLAS, TEXAS 75209
214-521-6887

SURVEYOR:
CARMAN-DONALDSON SURVEYING
2806 SHERWOOD DRIVE
MURPHY, TEXAS 75094
214-878-6774 FAX 972-516-9335

BEING A REPLAT OF THE BLUFFVIEW ESTATES
PART OF THE WILLIAM BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 156-084

PRELIMINARY PLAT
TITUS ESTATE
LOT 1, BLOCK Q/4986



GRAPHIC SCALE
IN FEET
1 Inch = 40 Ft.

NOTES:
LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
ALL EXISTING STRUCTURES TO BE REMOVED.

BASIS OF BEARING BASED ON THE NORTHEAST LINE OF CHEROKEE TRAIL (N 60°00'00"W) ALONG THE SOUTHWEST LINE OF LOTS 15 AND 16, BLOCK Q/4986, BLUFFVIEW ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 3, PG. 131 M.R.D.C.T.

LEGEND
1. IRF = IRON ROD FOUND
2. IPE = IRON PIPE FOUND
3. M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
4. O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

THE REASON FOR THE A SINGLE BUILDABLE LOT.