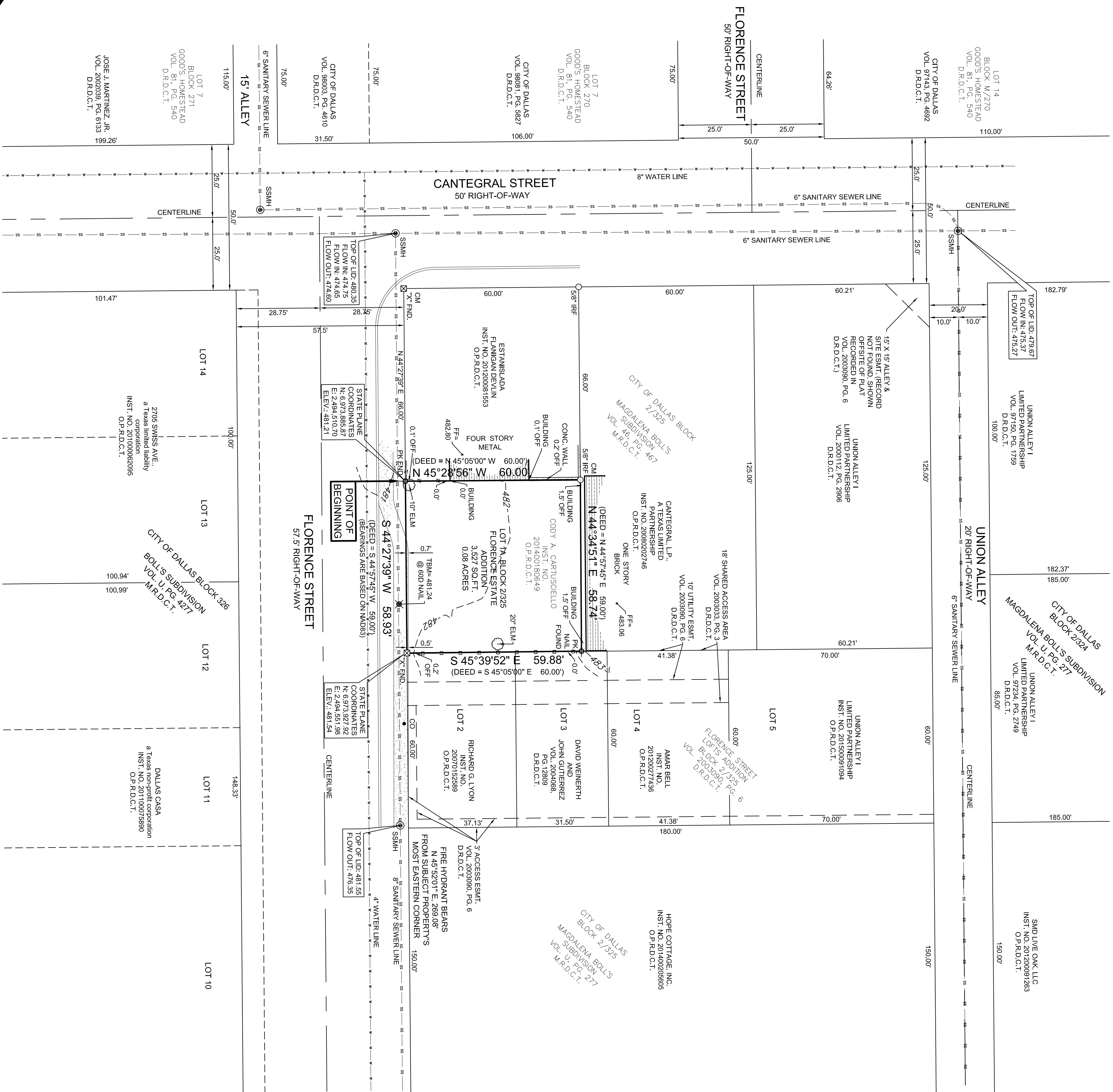


VICINITY MAP - NOT TO SCALE

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
SSMH	SANITARY SEWER MANHOLE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
"CM"	CONTROLING MONUMENT
N.E. ELEV.	NORTHING, EASTING, ELEVATION
CO	CLEANOUT



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Cody A. Cartuscio, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, being part of City of Dallas Block 2325, Dallas County, Texas, and being a portion of Magdalena Boll's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 46, Page 467, Map Records, Dallas County, Texas, same being all of a tract of land conveyed to Cody A. Cartuscio by General Warranty Deed recorded in Instrument No. 201400180649, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a PK nail found in the Northwest line of Florence Street (a 57.5 foot right-of-way), said point being North 44 degrees 27' minutes 39 seconds East, a distance of 66.00 feet from an "X" found at the intersection of the Northwest line of said Florence Street and the Northeast line of Canteegral Street (a 50 foot right-of-way), and being the East corner of a tract of land conveyed to Estanislada Flanagan Devlin by deed recorded in Instrument No. 201200081533, Official Public Records, Dallas County, Texas;

Thence North 45 degrees 28 minutes 56 seconds West, leaving the Northwest line of said Florence Street and along the Northeast line of said Devlin tract, a distance of 60.00 feet to a 5/8 inch iron rod found at the North corner of said Devlin tract, said point being in the Southeast line of a tract of land conveyed to Canteegral, L.P., a Texas limited partnership by deed recorded in Instrument No. 20080202746, Official Public Records, Dallas County, Texas;

Thence North 44 degrees 34 minutes 51 seconds East, along the Southeast line of said Canteegral, L.P. tract, a distance of 58.74 feet to a PK Nail found for corner at the East corner of said Canteegral, L.P. tract, said point being in the Southwest line of Lot 3, Block 2325, Florence Street Lots Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 20030900, Page 6, Deed Records, Dallas County, Texas;

Thence South 45 degrees 39 minutes 52 seconds East, along the Southwest line of lots 3 and 2 of said Florence Street Lots Addition, a distance of 59.88 feet to an "X" found at the South corner of said Lot 2, said point being in the Northwest line of said Florence Street;

Thence South 44 degrees 27' minutes 39 seconds West, (reference bearing), along the Northwest line of said Florence Street, a distance of 58.93 feet to the Point of Beginning and containing 3,527 square feet or 0.08 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cody A. Cartuscio, does hereby adopt this plat, designating the herein described property as FLORENCE ESTATE 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 roadway 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 the 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 of 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 areas 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 _____, 2016.

Cody A. Cartuscio

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 Cody A. Cartuscio, 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 _____, 2016.

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 _____ day of _____, 2016.
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. (01/22/2016)

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 _____, 2016.

Notary Signature _____

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011), (S 44°27'39" W)
 - 2) The reason for this plat is to make a part of City of Dallas Block 2325 into 1 lot.
 - 3) Lot to lot drainage is not permitted without Engineering Division approval.
 - 4) 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.
 - 5) The maximum number of lots permitted by this plat is 1.
 - 6) There are no improvements within the subject lot.
 - 7) Benchmark: A City of Dallas Benchmark is set on top of a concrete curb at the point of curve at the Southeast corner of the intersection of Live Oak Street and Hall Street. Northing: 6,975,363.67, Easting: 2,495,407.41, Elevation: 476.80
- Benchmark: A City of Dallas Benchmark is set on top of a concrete curb at the midpoint on the North side of the Service Road at the intersection of the North bound Service Road of Interstate Highway 75. Northing: 6,974,423.86, Easting: 2,493,477.72, Elevation: 476.71

PRELIMINARY PLAT
FLORENCE ESTATE ADDITION
LOT 1A, BLOCK 2325
PART OF CITY OF DALLAS BLOCK 2325
OF MAGDALENA BOLL'S SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-090

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

OWNER
CODY A. CARTUSCIO
1032 SUBLETT
KENNEDALE, TEXAS 76080

DATE: 01/08/2016, JOB # 12032634, DRAWING: CN, SCALE: 1" = 20'