

VICINITY MAP



- 1 CITY OF DALLAS PARCEL E-431 TRACT 13420 Seagoville Road Inst No. 201100223374 O.P.R.D.C.T.
- 2 CITY OF DALLAS PARCEL E-432 TRACT 3 13400 Seagoville Road Inst No. 201100223374 O.P.R.D.C.T.
- 3 CITY OF DALLAS PARCEL E-283 13430 Seagoville Road Inst No. 201200111224 O.P.R.D.C.T.
- 4 CITY OF DALLAS PARCEL E-282 13530 Seagoville Road Inst No. 201200030519 O.P.R.D.C.T.

NOTES:

alum mon = 3-1/4" aluminum monument stamped "MATT'S GREEN ACRES, BLOCK D/8830, RPLS 4888" found for corner

brass mon = 3-1/2" x 1/2" brass monument found for corner

cirf = 1/2" iron rod with yellow plastic cap stamped "GLD" found for corner

cirf (r) = 1/2" iron rod with red plastic cap stamped "RPLS 4888" found for corner

cirs = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner

cm = controlling monument

conc mon = 4"x4" concrete monument found for corner

D.R.D.C.T. = Deed Records, Dallas County, Texas

lrf = iron rod found for corner

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

p/s = parking spaces

vol/pg = volume/page

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0530K, dated July 7, 2014. Property is in Zone X, unshaded.

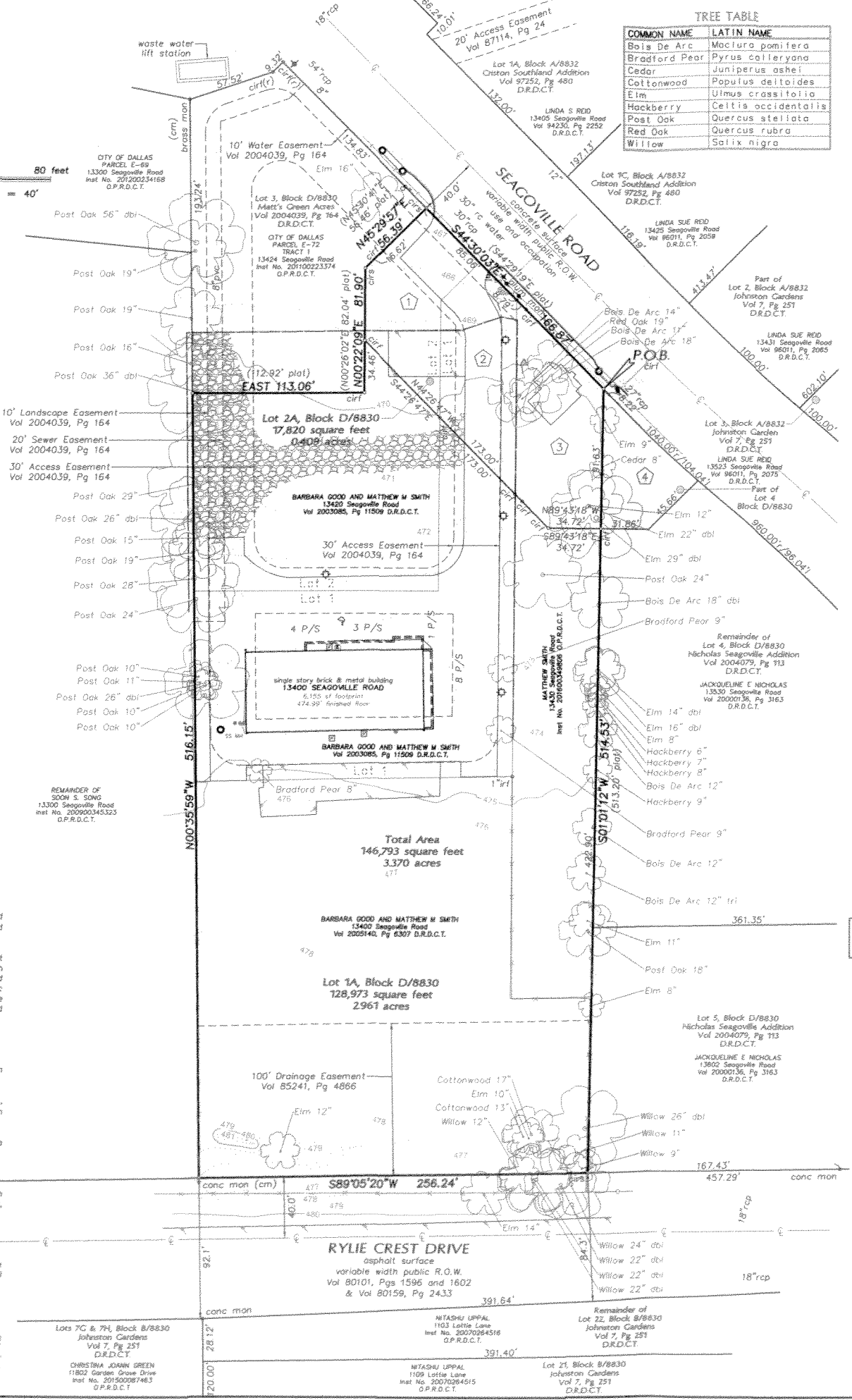
Utility information is based upon field measurements, and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record information is based upon data collected from both public and private sources; the completeness of these records cannot be guaranteed, except insofar as they can be verified by field measurements.

- GENERAL NOTES:**
- Lot-to-lot drainage is not permitted without engineering section approval.
 - Basis of Bearings is the west (North 00°35'59" West) line of Lots 1, 2 and 3, Block D/8830 of Matt's Green Acres, as shown on plat in Volume 2004039, Page 164 Deed Records, Dallas County, Texas.
 - Setting a portion of a platted lot by metes and bounds is a violation of State law.
 - The purpose of this plat is to create two lots.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

BENCHMARK:
City of Dallas Benchmark 70-K-2, a square cut on center of concrete headwall at west side of Entrance Road to Seagoville High School; 300 feet south of Seagoville Road.

ELEVATION = 466.940'

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OWNERS' DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS BARBARA GOOD & MATTHEW SMITH and CITY OF DALLAS are the owners of a tract of land situated in the William Latham Survey, Abstract No. 838, Dallas County, Texas and being all of Lots 1 and 2, Block D/8830 of Matt's Green Acres, an addition to the City of Dallas according to the plat recorded in Volume 2004039, Page 164 Deed Records, Dallas County, Texas (D.R.D.C.T.), same being a tract of land conveyed to City of Dallas (Parcel E-431, Tract 2 and Parcel E-432, Tract 3) by deed recorded in Instrument Number 201100223374 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and a tract of land conveyed to Barbara Good and Matthew M Smith by deed recorded in Volume 2003085, Page 11509 D.R.D.C.T., also being a tract of land conveyed to City of Dallas (Parcel E-283) by deed recorded in Instrument Number 201200111224 O.P.R.D.C.T., a tract of land conveyed to Matthew Smith by deed recorded in Instrument Number 201600349806 O.P.R.D.C.T. and a tract of land conveyed to Barbara Good and Matthew M Smith by deed recorded in Volume 2005140, Page 6307 D.R.D.C.T. and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "GLD" found for corner in the southwest line of Seagoville Road (a variable width public right-of-way), said rod being the north corner of Lot 4, Block D/8830 of Nicholas Seagoville Addition, an addition to the City of Dallas according to the plat recorded in Volume 2004079, Page 113 D.R.D.C.T.;

THENCE South 01°01'12" West, departing said southwest line of Seagoville Road, traveling along the west line of said Lot 4, passing a 1/2 inch iron rod with yellow plastic cap stamped "GLD" at a distance of 91.63 feet and continuing along the west line of Lot 5, Block D/8830 of said Nicholas Seagoville Addition, traveling a total distance of 514.53 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southwest corner of said Lot 5 and in the north line of Rylie Crest Drive (a variable width public right-of-way);

THENCE South 89°05'20" West, along said north line of Rylie Crest Drive, for a distance of 256.24 feet to a 4 inch by 4 inch concrete monument found for corner, said concrete monument being the southeast corner of the remainder of a tract of land conveyed to Soon S. Song by deed recorded in Instrument Number 2009000345323 O.P.R.D.C.T.;

THENCE North 00°35'59" West, departing said north line of Rylie Crest Drive, traveling along the east line of said Soon S. Song tract, for a distance of 516.15 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southwest corner of Lot 3, Block D/8830 of Matt's Green Acres, an addition to the City of Dallas according to the plat recorded in Volume 2004039, Page 164 D.R.D.C.T.;

THENCE East, along the south line of said Lot 3, for a distance of 113.06 feet to a 1/2 inch iron rod with yellow plastic cap stamped "GLD" found for corner;

THENCE North 00°22'09" East, along an east line of said Lot 3, passing a 1/2 inch iron rod with yellow plastic cap stamped "GLD" found at a distance of 34.46 feet and traveling a total distance of 81.90 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE North 44°30'03" East, along an east line of said Lot 3, passing a 1/2 inch iron rod with yellow plastic cap stamped "GLD" found at a distance of 16.62 feet and traveling a total distance of 56.39 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the aforementioned southwest line of Seagoville Road;

THENCE South 44°30'03" East, along said southwest line of Seagoville Road, passing a 3-1/4 inch aluminum monument stamped "MATT'S GREEN ACRES, BLOCK D/8830, RPLS 4888" found at a distance of 85.06 feet and a 1/2 inch iron rod with yellow plastic cap stamped "GLD" found at a distance of 93.85 feet and traveling a total distance of 166.87 feet to the **POINT OF BEGINNING** and containing 3,370 acres, or 146,793 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Recorded Final Plat.

Dated this the _____ day of _____, 2018.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

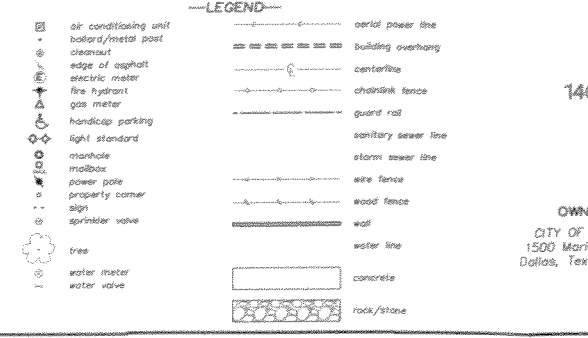
John R. Piburn, Jr., RPLS No. 3689

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared John R. Piburn, Jr. known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas



OWNERS' DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BARBARA GOOD & MATTHEW SMITH and CITY OF DALLAS, acting by and through its duly authorized agent, _____ do hereby adopt this plat, designating the hereon described property as **MATT'S GREEN ACRES, NO. 2**, 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 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 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, 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: BARBARA GOOD MATTHEW SMITH

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Barbara Good and Matthew Smith, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018.

By: CITY OF DALLAS

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: CITY OF DALLAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
MATT'S GREEN ACRES, NO. 2
LOTS 1A & 2A, Block D/8830

BEING A REPLAT OF
MATT'S GREEN ACRES
LOTS 1 & 2, Block D/8830

146,787 SQUARE FEET / 3,370 ACRES SITUATED IN THE
WILLIAM LATHAM SURVEY - ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. **SL18-100**

OWNER
CITY OF DALLAS
1500 Marillo Street
Dallas, Texas 75201

OWNER/DEVELOPER
BARBARA GOOD and
MATTHEW SMITH
4401 Hickory Tree Road
Bach Springs, Texas 75180
972.557.0222

SURVEYOR
Piburn & Carson, LLC
801 E Campbell Road - Suite 575
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
CONTACT: Alison Hersey

January 2018

Engineering Firm #12324
Surveying Firm #00871-00
File No. 17079