

STATE OF TEXAS *
COUNTY OF DALLAS *

WHEREAS Patricia Deason Miller and Jody and Sterling O'Donnell are the owners of a 3.554 acre tract of land being Lot 1 and 2, Block C/5534 of the Wilson Estates Subdivision No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 13, Page 67 of the Plat Records of Dallas County, Texas, and being all of said Lot 2, Block C/5534 as conveyed to Patricia Deason Miller as recorded in Volume 97217, Page 1510 of the Deed Records of Dallas County, Texas and being all of Lot 1, Block C/5534 as conveyed to Jody and Sterling O'Donnell as recorded in County Clerks File No. 201600356632, Dallas County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a capped (4613) iron rod found for corner at the northwest corner of said Lot 1, said iron rod being at the intersection of the south ROW line of Cantina Lane (60' ROW) with the east ROW line of Welch Road (60' ROW);
THENCE N89°49'00"E following the south ROW line of said Cantina Lane a distance of 553.00 feet to a 3/4" iron pipe found for corner at the intersection of the south ROW line of Cantina Lane and the west ROW line of Lennox Lane (60' ROW);
THENCE DUE SOUTH following the west ROW line of said Lennox Lane a distance of 255.50' to a capped (5111) iron rod found at the north end of a corner clip;
THENCE S44°54'17"W following the corner clip a distance of 35.41 feet to a capped (5111) iron rod found for corner at the end of said corner clip and the north ROW line of a 15' Alley;
THENCE S89°49'00"W following the north ROW line of said 15' Alley a distance of 528.00 feet to a capped (4613) 1/2" iron rod found for corner at the intersection of the north ROW line of said 15' Alley and the east ROW line of said Welch Road;
THENCE DUE NORTH following the east ROW line of said Welch Road a distance of 280.50 feet to the POINT OF BEGINNING and containing 154,804 square feet or 3.544 acres of land.

OWNER DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Patricia Deason Miller and Jody and Sterling O'Donnell, does hereby adopt this plat, designating the herein described property as LOTS 1R & 2R, BLOCK C/5534, WILSON ESTATES SUBDIVISION NO. 2, BEING A REPLAT OF LOTS 1 & 2 OF BLOCK C/5534, WILSON ESTATES SUBDIVISION 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 flood way 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 platting ordinances, rules, regulations, and resolution of the City of Dallas.

PATRICIA REASON MILLER OWNER
JODY O'DONNELL OWNER
STERLING O'DONNELL OWNER

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE me, the undersigned, a Notary Public in and for sold County and State, on this day personally appeared PATRICIA REASON MILLER, known to me to be the person whose name is subscribed to the above Owner's Certificate and that she executed the same as the act of such ownership for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ of _____ 2017.

Notary Public in and for said State. My Commission Expires:

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE me, the undersigned, a Notary Public in and for sold County and State, on this day personally appeared JODY O'DONNELL, known to me to be the person whose name is subscribed to the above Owner's Certificate and that she executed the same as the act of such ownership for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ of _____ 2017.

Notary Public in and for said State. My Commission Expires:

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE me, the undersigned, a Notary Public in and for sold County and State, on this day personally appeared STERLING O'DONNELL, known to me to be the person whose name is subscribed to the above Owner's Certificate and that she executed the same as the act of such ownership for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ of _____ 2017.

Notary Public in and for said State. My Commission Expires:

STATE OF TEXAS *
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENTS:

SURVEYORS STATEMENT:

I, David J. Surdukan, 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-B.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 _____ 2017.

DAVID J. SURDUKAN
Texas Registered Professional Land Surveyor No. 4613

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE me, the undersigned, a Notary Public in and for sold County and State, on this day personally appeared DAVID J. SURDUKAN, 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 ____ of _____ 2017.

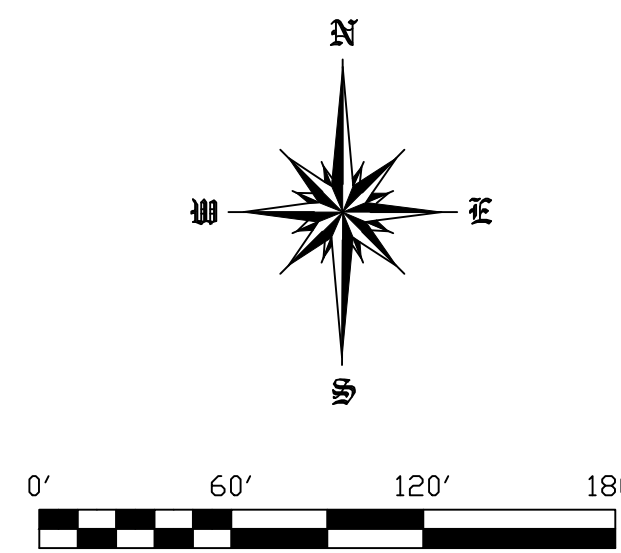
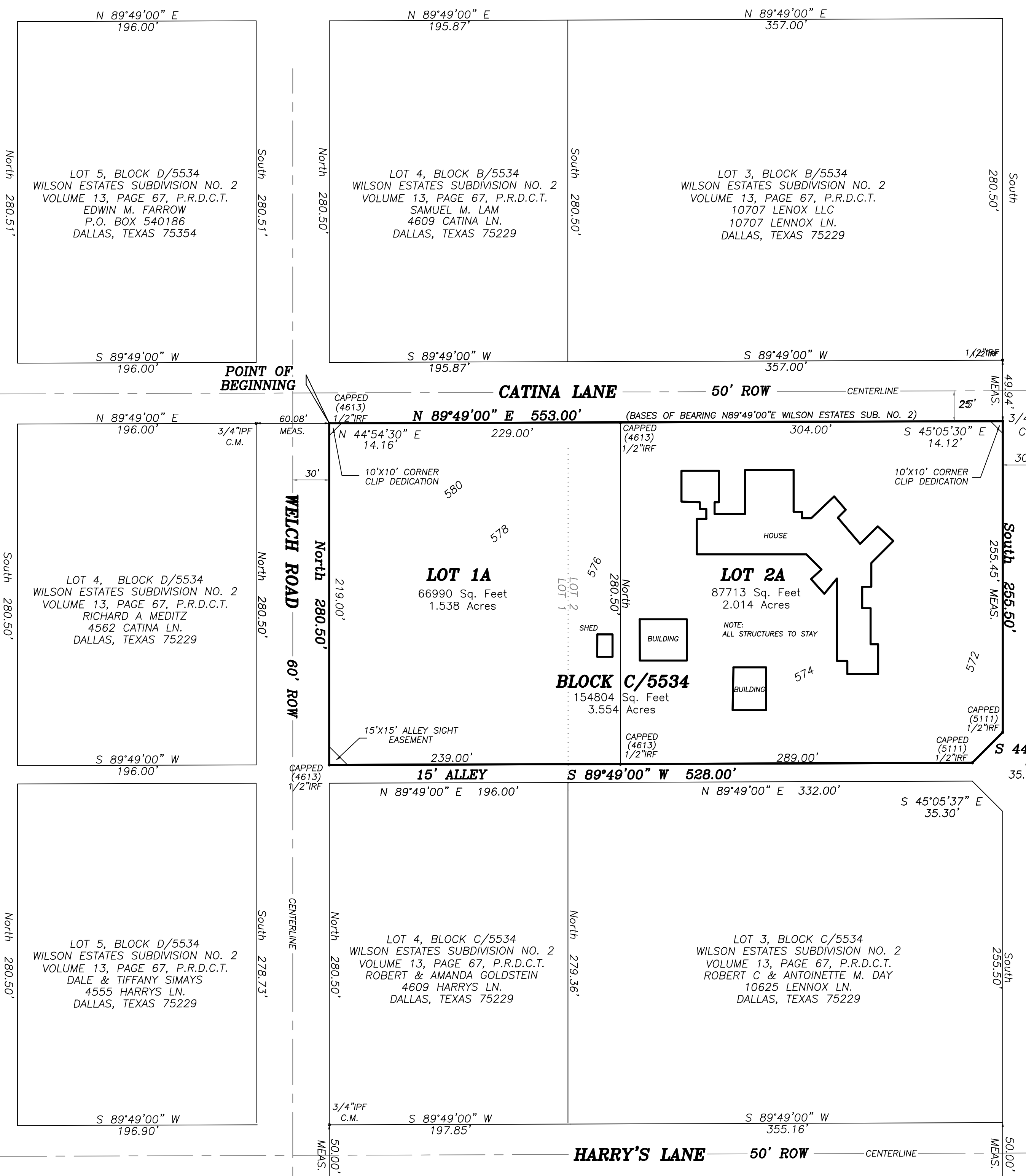
Notary Public in and for said State. My Commission Expires:

**PRELIMINARY PLAT
WILSON ESTATES SUBDIVISION NO. 2
BEING LOTS 1A & 2A
BLOCK C/5534
A REPLAT OF LOTS 1 & 2
BLOCK C/5534
WILSON ESTATES SUBDIVISION NO. 2
OUT OF THE W.S. PULLIAM SURVEY
ABSTRACT NO. 1150
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-096**

OWNER - LOT 1
JODY & STERLING O'DONNELL
1437 HALSEY WAY
CARROLLTON, TEXAS 75007
(972) 446-0020

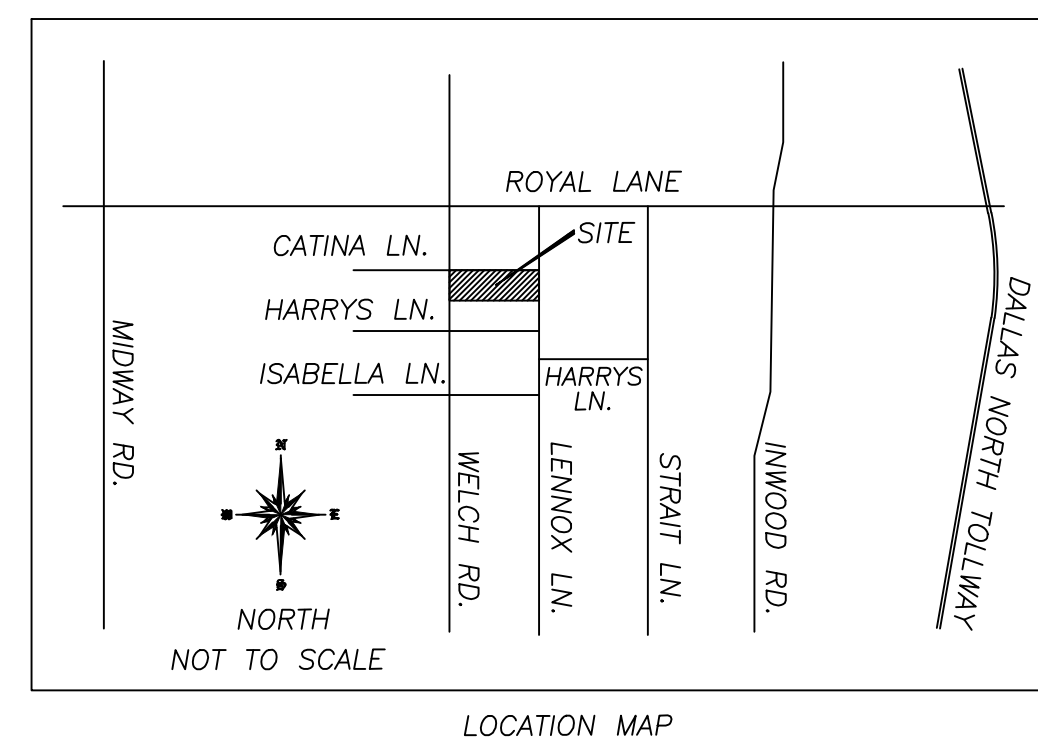
OWNER - LOT 2
PATRICIA DEASON MILLER
10645 LENNOX LANE
DALLAS, TEXAS 75229

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200



LEGEND
C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
(4613) = SURVEYORS NO. ON CAP

PURPOSE OF THIS PLAT
THE PURPOSE OF THIS REPLAT IS TO MOVE THE LOT LINE BETWEEN LOTS 1 AND 2, 43' EAST OF IT PRESENT LOCATION.
LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
ALL CAPPED 1/2" IRON ROD STAMPED "4613" WERE SET IN 2010 DURING A SURVEY OF THESE TWO LOTS.
A FINAL PLAT WAS SUBMITTED IN 2010 UNDER CITY FILE NO. S 101-011.



Notary Public in and for said State.