

OWNER'S CERTIFICATE

WHEREAS, Jonethy as

NOW THEREFORE,

KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICA

WHEREAS, James Patrick Collins, Lindsey Ann Collins and Vincelee Stevens, are the sole owners of a tract of land situated in the C.G. Cole Survey, Abstract No. 320, Dallas County, Texas, and being all of Lots 1, 2, 3, and 4, in Block 5/4918 of Shannon Estates, Installment No. 2, REVISED, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 6, Page 410, Map Records, Dallas County, Texas, and being all of a tract land conveyed to James Patrick Collins and Lindsey Ann Collins by General Warranty Deeds recorded in Document Nos. 201000256571 and 201600186081, Official Public Records, Dallas County, Texas, and being all of Lot 4, a tract of land conveyed to Vincelee Stevens by deed recorded in Document No. 201500000444, Deed Records, Dallas County, Texas, being and being more particularly described by metes and bounds as follows;

THENCE North 89 degrees 54 minutes 00 seconds West, along the North line of said Waneta Drive, a distance of 160.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 4, and also being the Southeast corner of Lot 5, Block 5/4918, of Shannon Estates, Installment Number Three, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 7, Page 267, of the Map Records of Dallas County, Texas;

THENCE North 01 degrees 37 minutes 00 seconds East, along the East line of Lots 5, 6, 7, 8 and 9 of said Shannon Estates, Installment No. 3, a distance of 360.00 feet to a 3 inch aluminum disk stamped "CA and 5513" set over a 1/2 inch iron rod set for corner, said corner being in the East line of said Lot 9, same being in the South right-of-way line of said Nakoma Street;

THENCE North 89 degrees 54 minutes 00 seconds East, along the South right-of-way line of said Nokoma Drive, a distance of 160.00 feet to the POINT OF BEGINNING and containing 57,574 square feet or 1.322 acres of land.

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being in the intersection of the South right-of-way line of Nakoma Drive (50 foot right-of-way) and the West right-of-way line of Robin Road (50 foot right-of-way);

THENCE South 01 degrees 37 minutes 00 seconds West, along the West line of said Robin Road, a distance of 360.00 feet to a 3 inch aluminum disk stamped "CA and 5513" set over a 1/2 inch iron rod set for corner, said corner being in the West Right-of-Way line of said Robin Road and the North Right-of-Way line of Waneta Drive (50 foot Right-of-Way) and also being the Southeast corner of said Lot 4;

ingress ( t utility).

BEFORE ME, the undersigned, Collins, known to me to be t same for the purposes and STATE OF TEXAS COUNTY OF DALLAS

James Patrick Collins

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

2017.

GIVEN UNDER MY

HAND AND SEAL OF OFFICE, this the

, a Notary Public in and for said County and the person whose name is subscribed to the considerations therein expressed.

State on this day appears James Patrick Collins and wife, foregoing instrument and acknowledged to me that he/she

WITNESS, my hand at Dallas, Texas, this the

WHEREAS, James Patrick Collins and wife, Lindsey Ann Collin and Vincelee Stevens does hereby adopt this plat, designating the herein described property as ROBIN—COLLINS 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 prope. No buildings,rty owner 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 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 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.

Notary Public in WITNESS, my hai

WITNESS, my hand at Dallas, 2017.

AND 5513"

SET OVER

This plat

ed subject to all platting ordinances, rules,

regulations,

and

resolutions

City

of Dallas.

County, Texas.

Notary Public in

GIVEN UNDER MY

HAND AND SEAL OF OFFICE, this the

BEFORE ME, the undersigned, a Notary Public in and for said County and Collins, known to me to be the person whose name is subscribed to the same for the purposes and considerations therein expressed.

State on this day appears James Patrick Collins and wife, Lindsey Ann foregoing instrument and acknowledged to me that he/she executed the

STATE OF TEXAS COUNTY OF DALLAS

nd at Dallas,

all platting ordinances, rules, regulations,

and

resolutions of the City of Dallas.

STATE OF TEXAS COUNTY OF DALLAS and the

BEFORE ME, the u Collins, known to same for the pur GIVEN UNDER MY undersigned, a Notary Public in and for said County o me to be the person whose name is subscribed to urposes and considerations therein expressed. State on this day appears foregoing instrument and c s James Patrick Collins and wife, Lindsey Ann acknowledged to me that he/she executed the

HAND AND SEAL OF OFFICE, this the

Notary Public in and for Dallas County, Texas.

I, Bryan Connally, 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. SURVEYOR'S STA TEMENT:

2017.

Dated this the

RELEASED FOR REVIEW 03/10/2017 PRELIMINARY, THIS DOCUMENT NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 「 SHALL OR

STATE OF TEXAS COUNTY OF DALL Professional Land Surveyor 5513

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BEFORE ME, the to be the persor therein expressed GIVEN UNDER MY undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to I whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose Id and under oath stated that the statements in the foregoing certificate are true. HAND AND SEAL OF OFFICE this

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INWOOD

E GREENWAY S

<u>GREENWA</u>

ROBIN

SITE

MONTROSE



OWNER: JAMES PATRICK COLLINS AND WIFE LINDSEY ANN COLLINS 6719 ROBIN ROAD, DALLAS, TEXAS 75209 214-628-9155 JPCOLLINS@CORTEZOIL.COM

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