

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, James Patrick Collins, Lindsey Ann Collins, 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 a portion of Lot 4, in Block 5/4918 of Shannon Estates, Installation 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, being and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being in the West right-of-way line of Robin Road (50 foot Right-of-Way), and also being the Northeast corner of a tract of land conveyed to Vincent Stevens by deed recorded in Document No. 20150000444, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 52 minutes 00 seconds East, along the North line of said Stevens tract, a distance of 159.98 feet to a 3 inch aluminum disk stamped "RC" and 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of Lot 6, Block 4918, of Shannon Estates, Installation No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 7, Page 297, of the Map Records of Dallas County, Texas;

THENCE North 01 degrees 37 minutes 00 seconds East, along the East line of Lots 6, 7, 8, and 9 of said Shannon Estates, Installation No. 3, a distance of 284.30 feet to a 3 inch aluminum disk stamped "RC" and 5513" set over a 1/2 inch iron rod set for corner, said corner being in the South Right-of-Way line of Nakoma Street (50 foot Right-of-Way);

THENCE North 89 degrees 54 minutes 00 seconds East, along the South Right-of-Way line of said Nakoma Drive, a distance of line of 145.00 feet to a 3 inch aluminum disk stamped "RC" and 5513" set over a 1/2 inch iron rod set for corner, said corner being the beginning of a tangent curve to the right, with a radius of 15.00 feet, a delta angle of 88 degrees 17 minutes 00 seconds, a chord bearing of South 44 degrees 14 minutes 30 seconds East, and a chord length of 20.89 feet;

THENCE along said curve to the right, along the South Right-of-Way line of said Nakoma, an arc length of 23.11 feet to a 3 inch aluminum disk stamped "RC" and 5513" set over a 1/2 inch iron rod set for corner in the West Right-of-Way line of Robin Road 50 foot Right-of-Way, from which a 1/2 inch iron rod found for witness bears South 01 degrees 37 minutes 00 seconds West, a distance of 15.00 feet;

THENCE South 01 degrees 37 minutes 00 seconds West, along the West Right-of-Way line of said Robin Road, a distance of 269.92 feet to the POINT OF BEGINNING and containing 45,485.67 square feet or 1.044 acres of land.

**LEGEND:**

- CONTROLLING MONUMENT
- IRON ROD FOUND
- IRON PIPE FOUND
- CPM
- ACS
- ESMT.
- ESKEMENT
- VALVOLUME
- INST.
- FOUND
- RIGHT-OF-WAY
- R.O.W.
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS INTO 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) CORNERS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION OF 1983 ON GRID.
- 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 481130330 J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

**OWNER'S DEDICATION**  
NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James Patrick Collins and wife, Lindsey Ann Collins 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 and enjoyment of the City of Dallas, Texas, the easements, rights, and appurtenances therein, together with the right of the public use and enjoyment thereof. This utility easement shall be open to the public for the purpose of installing, maintaining, and repairing water, sewer, gas, and other utility lines, and the collection and disposal of refuse and other waste. The utility easement shall be subject to the public use and enjoyment thereof, and the City of Dallas, Texas, shall have the right to use, maintain, and repair the same. The easement shall be subject to the public use and enjoyment thereof, and the City of Dallas, Texas, shall have the right to use, maintain, and repair the same. The easement shall be subject to the public use and enjoyment thereof, and the City of Dallas, Texas, shall have the right to use, maintain, and repair the same.

WITNESS, my hand of Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
James Patrick Collins

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears James Patrick Collins and wife, Lindsey Ann Collins, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for Dallas County, Texas.

Notary Public in and for Dallas County, Texas.

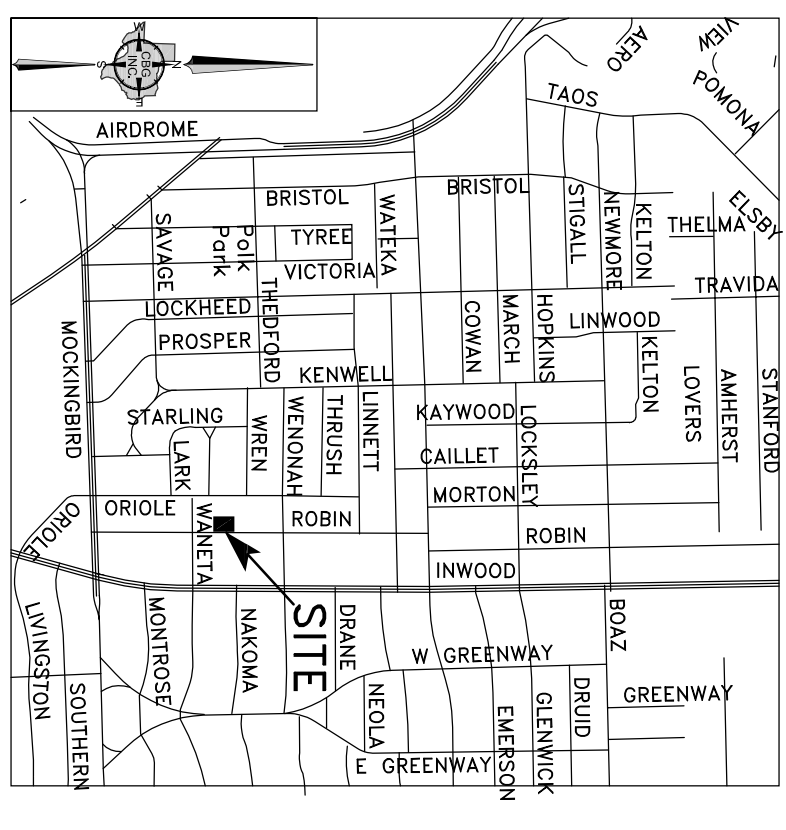
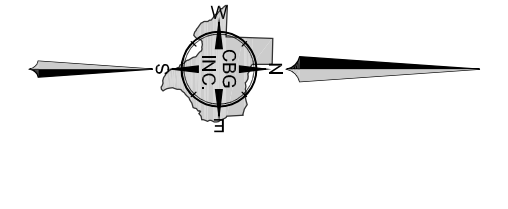
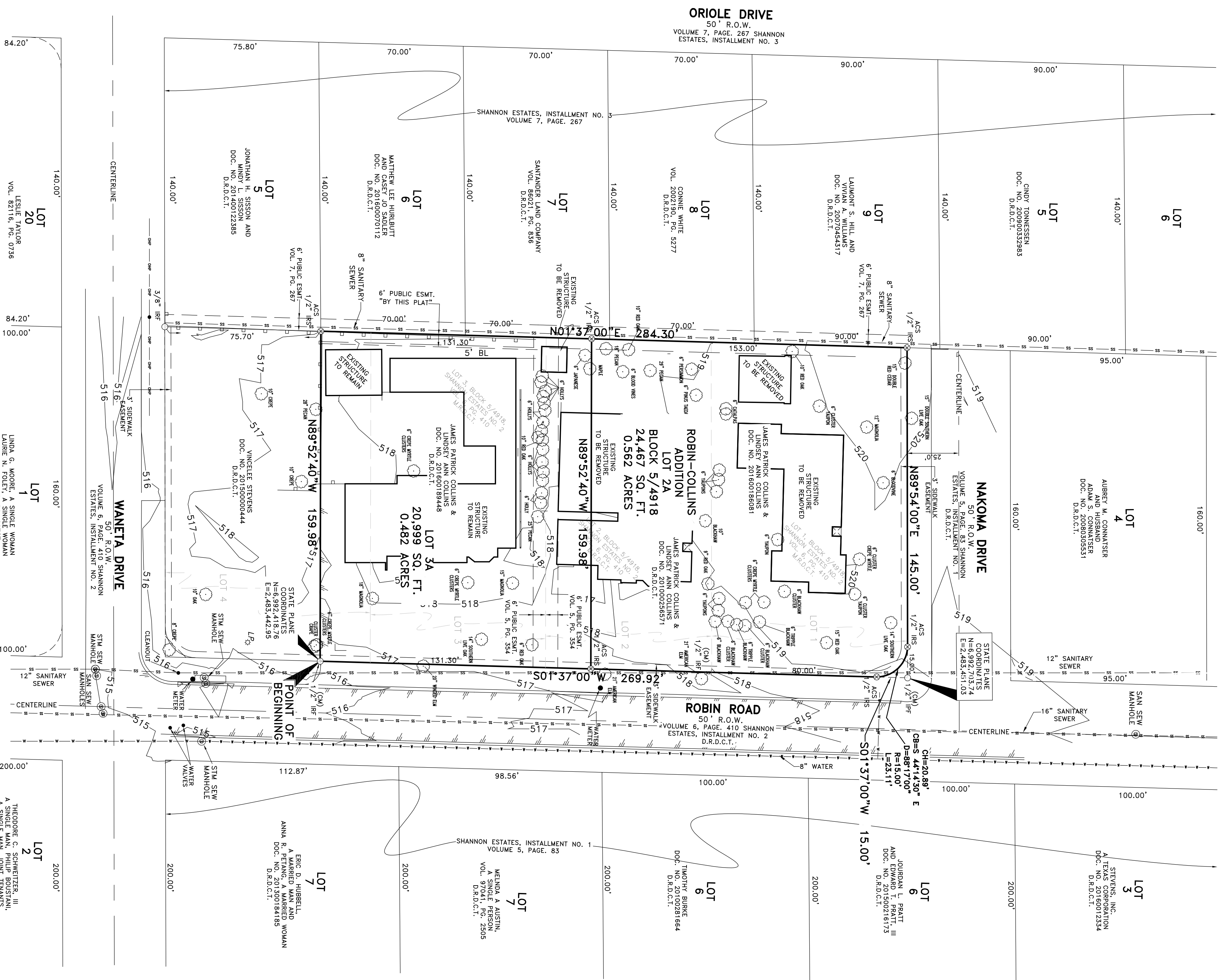
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SCALE: 1" = 30'

**PRELIMINARY PLAT**  
**ROBIN-COLLINS ADDITION**  
LOT 2A, 3A, BLOCK 5/4918  
45,485.67 SQ. FT. / 1.044 ACRES  
BEING A REPEAT OF ALL OF LOTS 1, 2, & 3 SHANNON  
ESTATES, INST. NO. 2, REVISED  
C.G. COLE SURVEY, ABSTRACT NO. 320  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5167-170

**CBG SURVEYING INC.**  
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**OWNER: JAMES PATRICK COLLINS AND WIFE LINDSEY ANN COLLINS**  
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