

WHEREAS, ANDREW ROY MUNNS AND SAMANTHA JANE ALEXANDER-MUNNS, are the owners of a tract of land situated in the W. Grigsby Survey, Abstract No. 501, City of Dallas Block 2023, City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 83, Map Records, Dallas County, Texas, LESS that certain tract of land as described in Deed to the City of Dallas as recorded in Volume 71176, Page 2034, Deed Records, Dallas County, Texas, and being that same tract of land as described in Special Warranty Deed with Vendor's Lien to ROBERT ROY MUNNS AND SAMANTHA JANE ALEXANDER-MUNNS as recorded in Instrument Number 202000101725, Official Public Records, Dallas County, Texas, together with that tract of land abandoned by City Ordinance No. 31795, and together being more particularly described by metes and bounds as follows:

HENCE North 45 degrees 01 minutes 07 seconds West, along the northeast line of said Lot 30, Block /2023 a distance of 143.99 feet to a 1/2 inch iron with yellow plastic cap stamped "TXHS" found for corner the south line of Avondale Avenue (variable width right-of-way) also being known as the east corner of nat tract of land as described in Deed to the City of Dallas as recorded in Volume 71172, Page 1840, Deed records, Dallas County, Texas, same being the west corner of said City of Dallas tract described in volume 71176, Page 2034, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found ears South 51 degrees 38 minutes 04 seconds East, a distance of 1.98 feet;

THENCE along south line of said Avondale Avenue following a curve to the right having a central angle of 32 degrees 03 minutes 52 seconds, having a chord bearing and distance of North 83 degrees 33 minutes 09 seconds East, a distance of 92.57 feet and a radius of 167.59 feet, passing at an arc distance of 73.19 feet, a point for corner in the southwest line of Lot 28, Block 2/2023 of said Turtle Creek Park same being that tract of land as described in Deed to the City of Dallas as recorded in Volume 68058, Page 1693 and Confirmation Warranty Deed as recorded in Volume 68058, Page 1696 both of the Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod bears 2.14 feet, and being the northwest corner of a tract of land described in City Ordinance No. 31795, and continuing for a total arc distance of 93.79 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the new corner of tract and the new south right-of-way line of Fitzhugh Avenue ( variable width right-of-way);

THENCE South 36 degrees 08 minutes 34 seconds West, along the north line of said Rock Creek Drive, a distance of 0.77 feet to a point for corner at the beginning of an curve to the right;

By: ANDREW ROY MUNNS - Owner

WITNESS MY HAND THIS

DAY OF

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

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.

STATE OF TEXAS COUNTY OF DALLAS

Notary Public in and for the State of Texas My commission expires:

any purposes and shall not be used or viewed or a final survey document. (04/22/2021)

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Samantha Jane Alexander-Munns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

STATE OF TEXAS COUNTY OF DALLAS

SAMANTHA JANE ALEXANDER-MUNNS - Owner

WITNESS MY HAND THIS

This plat approved subject to all platting ordinances, rules, regulations of the City of Dallas, Texas.

GIVEN UNDER MY H

HAND AND SEAL OF OFFICE this

day of

OFFICE this

day of

BEGINNING at an "X" cut found in concrete for the east corner of Lot 30, Block 2/2023 of said Turtle Creek Park from which a PK Nail found bears South 55 degrees 38 minutes 08 seconds East, a distance of 0.99 feet and being in the north line of Rock Creek Drive (45' right-of-way);

THAT, ANDREW ROY MUNNS AND SAMANTHA JANE ALEXANDER-MUNNS, do hereby adopt this plat, designating the herein described property as **MUNNS MANOR** 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 dedicated 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 dedicated 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 or 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

THENCE South 42 degrees 05 minutes 04 seconds East, along the new south right-of-way line of said Fitzhugh Avenue, a distance of 89.19 feet to a 3/4 iron rod found for corner in the north line of said Rock Creek Drive, also being the south corner of said Lot 28, Block 2/2023;

THENCE continuing along the north line of said Rock Creek Drive, following said curve to the right having a central angle of 19 degrees 15 minutes 01 seconds, having a chord bearing and distance of South 45 degrees 46 minutes 05 seconds West, a distance of 68.59 feet and a radius of 205.10 feet, an arc distance of 68.91 feet to the PLACE OF BEGINNING and containing 8,951 square feet or 0.206 acres of land.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Andrew Roy Munns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_, 2021.

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 Engineers and Land Surveyors, 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.

Preliminary, this document shall not be recorded for

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 executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Notary Public in and for the State of Texas My commission expires:



## PRELIMINARY PLAT MUNNS MANOR

LOT 29A, BLOCK A/2023

BEING PART OF LOT 29, BLOCK 2/2023,

TURTLE CREEK PARK REVISED

TOGETHER WITH A VARIABLE WIDTH

RIGHT-OF-WAY ABANDONMENT

SITUATED IN THE

W. GRIGSBY SURVEY, ABSTRACT NO. 501

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-658

ENGINEERING PLAN NO. 311T-

DATE: 03/24/2021 / JOB # 2000701-5 / SCALE= 1" = 30' / DRAWN: KO