

VICINITY MAP - NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Clint Meyer and Debbi Meyer are the owners of a tract of land situated in the John H. Daniels Survey, Abstract No. 402 in the City of Dallas, Dallas County, Texas, and being all of Lot 8, Block D/7396 of Buckner Boulevard Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 15, Page 235, Map Records, Dallas County, Texas, same being conveyed to Clint Meyer and Debbi Meyer by Warranty Deed with Vendor's Lien recorded in Volume 98-117, Page 787, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the intersection of the Southeast right-of-way line of Vinewood Drive (60' right-of-way) and the Southwest right-of-way line of Pasteur Avenue (50' right-of-way);

Thence South 32 degrees 05 minutes 58 seconds East, along the Southwest right-of-way line of said Pasteur Avenue, a distance of 282.09 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set at the North corner of said Lot 9, Block D/7396, said point being in the Southeast right-of-way line of said Vinewood Drive, and being in a non tangent curve to the left with a radius of 1,067.28 feet, a delta of 0 degrees 58 minutes 06 seconds and a chord bearing and distance of North 58 degrees 03 minutes 08 seconds East, 28.18;

Thence Northeastly along the Southeast right-of-way line of said Vinewood Drive and curve to the left, an arc length of 28.18 feet to a 1/2 inch iron rod found for corner;

Thence North 57 degrees 49 minutes 10 seconds West, along the Northwest line of the remainder of said Lot 9, Block D/7396, a distance of 124.51 feet to a 3/8 inch iron rod found at the common West corner of the remainder of said Lot 9, Block D/7396, the North corner of the remainder of Lot 10, Block D/7396 by said Deed (Vol. 2001186, Pg. 6108), and the East corner of Lot 7, Block D/7396 of said Buckner Boulevard Estates;

Thence North 32 degrees 11 minutes 25 seconds West, along the Northeast line of said Lot 7, Block D/7396, a distance of 282.09 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set at the North corner of said Lot 7, Block D/7396, said point being in the Southeast right-of-way line of said Vinewood Drive, and being in a non tangent curve to the left with a radius of 1,067.28 feet, a delta of 0 degrees 58 minutes 06 seconds and a chord bearing and distance of North 58 degrees 03 minutes 08 seconds East, 28.18;

Thence Northeastly along the Southeast right-of-way line of said Vinewood Drive and curve to the left, an arc length of 28.18 feet to a 1/2 inch iron rod found for corner;

Thence North 57 degrees 24 minutes 44 seconds East, continuing along the Southeast right-of-way line of said Vinewood Drive, a distance of 86.78 feet to the Point of Beginning and containing 35,204 square feet or 0.808 of an acre of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Clint Meyer and Debbi Meyer, do hereby adopt this plat, designating the herein described property as **MEYER 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 property owner. No buildings, fences, trees, shrubs, or other improvements shall be constructed, maintained, or removed on the utility and fire lane easements. Said easements shall be subject to 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 and upon 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 the 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.

LEGEND

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|--------------|------------------------------------|
| D.R.D.C.T.   | DEED RECORDS, DALLAS COUNTY, TEXAS |
| M.R.D.C.T.   | MAP RECORDS, DALLAS COUNTY, TEXAS  |
| I.N.S.T. NO. | INSTRUMENT NUMBER                  |
| VOL. PG.     | VOLUME, PAGE                       |
| SQ.FT.       | SQUARE FEET                        |
| R.O.W.       | RIGHT-OF-WAY                       |
| C.M.         | CONTROL MONUMENT                   |
| E.S.M.T.     | EASEMENT                           |
| ○            | IRON ROD FOUND                     |
| ⊗            | IRON ROD SET "TXHS"                |
| ○            | IRON PIPE FOUND                    |
| ▲            | ELECTRIC METER                     |
| ▲            | ICV, IRRIGATION CONTROL VALVE      |
| —            | WM- WATER METER                    |
| —            | ASPHALT PAVING                     |
| —            | WOOD FENCE (CENTER POST)           |
| —            | IRON FENCE                         |
| —            | PIPE FENCE                         |
| —            | COVERED PORCH, DECK OR CARPORT     |
| —            | CONCRETE PAVING                    |
| —            | GRAVEL/ROCK ROAD OR DRIVE          |
| —            | OVERHEAD ELECTRIC SERVICE          |
| —            | OVERHEAD POWER LINE                |
| —            | SANITARY SEWER LINE                |

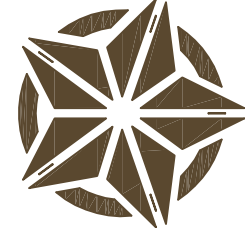
GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
- 2) THE SOLE PURPOSE OF THIS REPLAT IS TO ABANDON THE EAST 35' BUILDING LINE.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) COORINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) STRUCTURES WILL REMAIN.

OWNER  
CLINT MEYER AND DEBBI MEYER  
9324 VINEWOOD DRIVE  
DALLAS, TEXAS 75227

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
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Firm #10169300



PRELIMINARY PLAT  
**MEYER ADDITION**  
LOT 8A, BLOCK D/7396  
BUCKNER BOULEVARD ESTATES  
BUCKNER SURVEY, ABSTRACT NO. 402  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-201

DATE: 04/13/16 / JOB #: 1600328-1 / SCALE: 1" = 30' MC

