

PRESTON HOLLOW ADDITION  
VOL. 5, PG. 69  
M.R.D.C.T.

A/5591

**OWNERS CERTIFICATE**

WHEREAS Charles D. Wood, Jr., and Bridgett Wood are the sole owners of a tract of land located in the JOHN HOWELL SURVEY, Abstract 580, City of Dallas, Dallas County, Texas, and being Lots 1 and 2, Block B/5592, of PRESTON HOLLOW ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 69, Map Records, Dallas County, Texas, Lot 2 being the same tract of land described in Warranty Deed to Charles D. Wood, Jr., recorded in Volume 98127, Page 1775, Deed Records, Dallas County, Texas, and Lot 1 being the same tract of land described in General Warranty Deed to Charles D. Wood, Jr. and Bridgett Wood, recorded in Instrument No. 201600029038, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WINSTON HOLLOW ADDITION, R.P.L.S. 5310" set for corner in the South line of Winston Court, a 50' right-of-way, at the Northwest corner of Lot 3, of said Block B/5592, same being the Northeast corner of said Lot 2;

Thence South 00°16'57" East, a distance of 254.82' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WINSTON HOLLOW ADDITION, R.P.L.S. 5310" set for corner in the North line of Lot 7, of said Block B/5592, at the Southwest corner of said Lot 3;

Thence South 89°17'08" West, passing at a distance of 156.00' to the common South corner of said Lots 1 and 2, of said Block, continuing a total distance of 320.00' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WINSTON HOLLOW ADDITION, R.P.L.S. 5310" set for corner in the East line of Holloway Road, a 60' right-of-way, at the Northwest corner of Lot 5, of said Block B/5592, same being the Southwest corner of said Lot 1;

Thence North 00°16'57" West, along said East line, a distance of 230.25' to a 1" iron pipe found at the South corner of the transitional right-of-way between said East line of Holloway Road and said South line of Winston Court, and being at the beginning of a tangent curve to the right, having a central angle of 89°3'700" a radius of 25.00', said a chord bearing and distance of North 44°3'33" East, 35.24';

Thence Northeastly, along said transitional right-of-way and said curve to the right, an arc distance of 39.10' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WINSTON HOLLOW ADDITION, R.P.L.S. 5310, BLOCK B/5592" set at the North corner of said transitional right-of-way;

Thence North 89°20'03" East, along said South line, passing at a distance of 132.50' to the common North corner of said Lots 1 and 2, continuing at a total distance of 288.50' to the PLACE OF BEGINNING and containing 79,751 square feet or 1.831 acres of land.

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Charles D. Wood, Jr., and Bridgett Wood, do hereby adopt this plat, designating the herein described property as **WINSTON HOLLOW 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 hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, the and police units, garbage and rubbish collection agencies, and all public and fire lane 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 areas 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 resolutions of the City of Dallas.

**WITNESS MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

Charles D. Wood, Jr. Owner

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Charles D. Wood, Jr., 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 the \_\_\_\_ day of \_\_\_\_\_, 2016.**

Notary Public in and for the State of Texas

**SURVEYORS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from accurate 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, and 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-5.617 (a), (b), (c), (d), (e), (f), and that the digital drawing the accompanying this plat is a precise representation of the Signed Final Plat.

**DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

**RELEASED & 4-2016 FOR REVIEW PURPOSES ONLY,  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.**

John S. Turner R.P.L.S. 5310  
Registered Professional Land Surveyor

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2015.**

Notary Public

**WITNESS MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

Bridgett Wood Owner

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Bridgett Wood, 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 the \_\_\_\_ day of \_\_\_\_\_, 2016.**

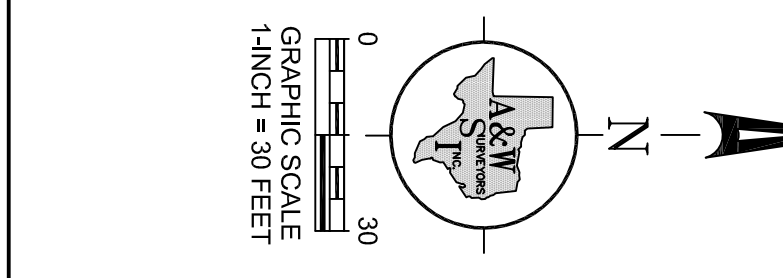
Notary Public in and for the State of Texas

**GENERAL NOTES**

- 1) Lot to lot drainage will not be allowed without Engineering Section approval.
- 2) Any structure new or existing may not extend across new property lines.
- 3) The purpose of this plat is to create one platted lot from two platted lots.
- 4) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (4311).
- 5) Coordinates shown are Texas State Plane Coordinate on Ghd Coordinate values, No Scale, No Projection.
- 6) All structures to remain.

**LEGEND**

- |              |   |
|--------------|---|
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| D.P.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS            |
| VOL.         | VOLUME  |
| PG.          | PAGE  |
| 1/2" IRS     | 1/2 INCH IRON ROD SET                         |
| M.R.D.C.T.   | MAP RECORDS, COLLIN COUNTY, TEXAS             |
| INST. NO.    | INSTRUMENT NUMBER                             |
| C.M.         | CONTROLLING MONUMENT                          |
| C.Z.M.P.     | 1/2 INCH IRON ROD FOUND                       |
| 1 1/4"       | 1 INCH IRON PIPE FOUND                        |



**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 5506 & 5518 WINSTON COURT ~  
Owner: Charles D. Wood, Jr. and Bridgett Wood  
~ 5518 Winston Court, Dallas, TX 75220 ~  
~ 214-559-2285, ext. 15 ~  
JAB No. 16-0719 [Drawn by: 517] [Checked by: 2016] [Revised: \_\_\_\_\_]

"A professional company operating in your best interest"

**PRELIMINARY REPLAT**  
**WINSTON HOLLOW ADDITION**  
**LOT 1A, BLOCK B/5592**

BEING A REPLAT OF LOTS 1, & 2, BLOCK B/5592  
PRESTON HOLLOW ADDITION  
JOHN HOWELL SURVEY, ABSTRACT NO. 580  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5156-197