

OF DALLAS: CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

ABBREVIATION LEGEND

at called 1.5304 acre tract of land situated in the A.G. Tondrews Survey, Abstract No. 35, in City Blocks 2973 1/2, descently, Texas, according to the Special Warranty Deed County, Texas of Dallas County, Texas (D.R.D.C.T.), same also feed the R.H.W. Estates Addition, an addition to the horded in Volume 86101, Page 1270, of the D.R.D.C.T., with potes and bounds as follows:

monument) at the common most northerly corner of silled 0.32 acre tract of land conveyed to Casey Green?" according to the Warranty Deed with Vendor's Lien, we Official Public Records of Dallas County, Texas esterly line of a 10-foot wide alley for North Ridge according to the plat thereof recorded in Volume 12, (M.R.D.C.T.);

A.G. That Roy Wilson, does hereby adopt this plat, designating the hereon /2, described property as **WILSON ESTATES ADDITION**, an addition to the eed City of Dallas, Dallas County, Texas, and does hereby dedicate, in sloof fee simple, to the public use forever any streets and alleys shown the hereon. 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 seen the responsibility of the property owner. No buildings, fences, trees, len, shrubs, or other improvements or growths shall be constructed, was reconstructed or placed upon, over or across the easements as adde shown. Said easements being hereby reserved for the mutual use same. All, and any public utilities using or desiring to use same. All, and any public utilities using or desiring to use same. All, and any public utility shall have the right to remove and terfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at nds said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of or procuring the permission of anyone. (Any public utility shall have the or reading meters and any maintenance or service required or ordinarily of performed by that utility).

stance of 251.62 feet to a "X" cut set in concrete at

s East (deed ~ South 19 degrees 10 minutes 42 seconds said Lot 1, partway with the southwesterly line of said 10' - way (R.O.W.) line of Merrilee Lane (a called 50-foot wide Estates Number 3, passing at a distance of 187.15 feet, id Lot 1 with the common southeasterly R.O.W. line of pion to the City of Dallas, according to the plat thereof T., and continuing along the common northeasterly line of paid Wendover Road, a total distance of 320.58 feet to a part an angle point in said line;

East, along a common northwesterly line for said Lot 1 Road, a distance of 5.66 feet to a 3.25—inch diameter TON NDMCE" on a 1/2—inch iron rod at an angle point y corner of a called 4,338 square foot (approx. 0.0996 deed to the City of Dallas, a municipal corporation (for 426, of the D.R.D.C.T.;

E South 44 degrees 07 minutes 25 seconds East, along a common northeasterly line for said Lot 1 southwesterly line for said Tract No. 1, a distance of 3.74 feet to a 3.25—inch diameter aluminum at stamped "WILSON ESTATES ADDITION NDMCE" on a 1/2—inch iron rod at the beginning of a tangent to the right, having a central angle of 100 degrees 09 minutes 27 seconds, a radius of 32.95 feet chord which bears South 05 degrees 57 minutes 19 seconds West, a distance of 50.54 feet;

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

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.

ind along a common easterly line for said Lot 1 and a of 57.60 feet to a 3.25—inch diameter aluminum disk a 1/2—inch iron rod, said point being in the common rly R.O.W. line of Sandra Drive (a.k.a. Sondra Drive — a sy of said curve;

st, along the common southeasterly line of said Lot 1 Drive (a.k.a. Sondra Drive), passing the southwesterly common line, a distance of 80.47 feet to a 1/2-inch bint in said line, said point also being at a transitional Drive) and Hillbrook Street (a variable width R.O.W.) as to the City of Dallas, according to the plat thereof

HENCE North 00 degrees 59 minutes 21 seconds West, along a common westerly line for said Lot 1 and the easterly R.O.W. line of said Hillbrook Street, passing the southeasterly corner of a called 1,596 square foot (approx. 0.0366 acre) tract of land described as "Tract No. 2" in a deed to the City of Dallas, a municipal corporation (for street purposes), as recorded in Volume 3554, Page 426, of the D.R.D.C.T., continuing for a total distance of 38.62 feet to a 3.25—inch diameter aluminum disk set stamped "WILSON ESTATES ADDITION NDMCE" on a 1/2—inch iron rod at the beginning of a tangent curve to the left, having a central angle of 27 degrees 12 minutes 37 seconds, a radius of 100.00 feet and a chord which bears where the seconds west, a distance of 47.05 feet; HENCE North 65 degrees 40 minutes 40 seconds Ward along said transitional R.O.W. line, a distance of tamped "WILSON ESTATES ADDITION NDMCE" on a 1 ot 1 and the easterly R.O.W. of said Hillbrook Street; West, along a common southwesterly line for said Lot 1 of 9.59 feet to a 3.25-inch diameter aluminum disk set a 1/2-inch iron rod in a common westerly line for said

common line and along the easterly line of said istance of 47.49 feet to a 5/8—inch iron rod the northeasterly corner of said Tract No. 2; 1 Tract found

THENCE South 86 degrees 40 minutes 12 seconds East, along a common northerly line for said Lot 1 and a southerly line for said Hillbrook Street, a distance of 1.67 feet to a 5/8—inch iron rod found (controlling monument);

st, along a common westerly line for said Lot 1 and an of 8.15 feet a 5/8—inch iron rod found (controlling

h 52 degrees 25 minutes 58 seconds West, along a common southwesterly line for said Lot 1 easterly line for said Hillbrook Street, a distance of 121.00 feet to a 3.25—inch diameter k stamped "SUNNYLAND ADDITION/DOUGLAS L. ARTHUR R.P.L.S. NO. 4357" found (controlling or the most southerly corner of Lot 11A, Block 8/2976, Sunnyland Addition, an addition to the according to the plat thereof recorded in Instrument No. 201600122815 of the O.P.R.D.C.T.; minutes 55 seconds E westerly line for said 2 feet to a 3.25—inch 2—inch iron rod for an East, departing the northeasterly line for said Hilbrook and Lot 1 and an easterly line for said Lot 11A, Block ch diameter aluminum disk stamped "WILSON ESTATES on angle point in said line;

₩e West, continuing along said common line, at a distance of "CNG" found for the common northwest corner for said Nor of Lot 1, Block 2976, Lakeway Addition Section 4, an Explat thereof recorded in Volume 15, Page 173, of the nerly line for said Lot 1, Block 2973 1/2, of the R.H.W. and 2, Block 2976, of said Lakeway Addition Section 4, post iron rod found for a common southwesterly corner of North Corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre tract of land described in Explanation and the corner of a called 0.683 acre t

West, along a westerly line for said Lot 1, Block 2973 t, LLC tract, a distance of 24.28 feet to a point in the ne meanders of lit, LLC tract and said McCommas Branch and with the d the westerly line of said Lot 1, the

a distance of 4.57 feet; a distance of 15.69 feet for the afore—mentioned CDeed with Vendor's Lien to Co 306, O.P.R.D.C.T; r the most northwesterly
0.32 acre tract of land
Casey Green and husban

seconds East, departing the centerline of said McCommas Branch of said Green tract and the northwesterly line of said Lot 1, at a h iron rod with plastic cap stamped "TX REG NO 100189-00" set 3.94 feet to the POINT OF BEGINNING and containing 1.534 acres

By: __ Roy

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 Roy Wilson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2018.

GENERAL

Notary

Public

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State

1. Basis of Bearings is the State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, observations of Stations DUNP-g1012 and DSIA-g1012 Western Data Systems Texas Cooperative Network RTK distances are surface distances. Surface Adjustment Scale F 1.00013933741 m, Texas
3, based on
2 utilizing
3 GPS. All
4 Factor:

2. The coordinates shown hereon (labeled Grid Coordinates) are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

The purpose of this plat is to divide one lot into two

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4. Lot to lot approval. drainage is not permitted without Engineerin

CITY BENCHMARKS:

36-R-4 SONDRA DRIVE - WENDOVER ROAD A SQUARE STORM SEWER DROP INLET ON THE NORTHWEST CORNER ELEVATION = 501.25 유교

37-N-1 ALEXANDER DRIVE - WILLIAMSON ROAD A SQUARE IS CUT AT MIDPOINT ON CONCRETE CURB AT WEST CORNER OF THE INTERSECTION. ELEVATION = 491.79CUT ON CENTER OF THE INTERSECTION.

37-N-2 ALEXANDER DRIVE — WILLIAMSON ROAD A STANDARD WATER DEPARTMENT BENCH MARK SET ON CONCRETE CURB AT POINTOFCURVE ON NORTHWEST CORNER OF THE INTERSECTION. ELEVATION = 492.20

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MILSON ESTATES PRELIMINARY PLAT ADDITION

ENGINEER/SURVEYOR:
NATHAN D. MAIER CONSULTING ENGINEERS, INC.
12377 MERIT, SUITE 700
DALLAS, TEXAS 75251
(214) 739-4741
TBPE FIRM REGISTRATION NO. F-356
TBPLS FIRM REGISTRATION NO. 100189-00
NDMCE JOB NO. 17-03-018
SHEET 1 OF 1

BLOCK A/2973, LOTS 1 AND 2
BEING A REPLAT OF LOT 1 IN
BLOCK 2973 1/2 OF R.H.W. ESTATES ADDITION
IN THE A.G. HYDE SURVEY, ABSTRACT NO. 552 &
THE BEN F. ANDREWS SURVEY, ABSTRACT NO. 35
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178—221