

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, John Bassett and Nolana Bassett, husband and wife, Royce E. Wilson, Sr. and Leslie Kay Wilson, John Mitchell Bell and Cynthia P. Bell, husband and wife, and Charla G. Aldous, are the owners of a tract of land situated in the William Grisby Survey, Abstract No. 5011, City of Dallas, Dallas County, Texas, said being a portion of a 15 foot Alley, created in Dunlap & Henry's Subdivision, Block A2/1513, on addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 275, Map Records, Dallas County, Texas, and being part of Cascada at the Turtle Creek, on addition to the City of Dallas, according to the map or plat thereof, recorded in Volume 2003033, Page 268, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut found for corner, said corner being the West corner of Lot 5, of said Cascada at the Turtle Creek Addition, and the Northeast right-of-way line of Blackburn Street (variable width right-of-way) created by Volume 9, Page 275, Map Records, Dallas County, Texas, and also being the South corner of a tract of land conveyed to The City of Dallas, by deed recorded in Volume 93242, Page 7360, Deed Records, Dallas County, Texas, (Formerly M.K. & T. Railroad):

THENCE North 39 degrees 52 minutes 49 seconds East, along the Southeast line of said City of Dallas tract, a distance of 116.83' to a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 6, of said Cascada at the Turtle Creek Addition, same corner being a tract of land conveyed to W. Steves Ring and Denise P. Ring, by General Warranty Deed Recorded in Instrument No. 201100111048, Official Public Records, Dallas County, Texas, and being in the Northwest line of said 15 foot Alley, also being the POINT OF BEGINNING;

THENCE North 39 degrees 52 minutes 49 seconds East, along the Southeast line of said City of Dallas tract, and the Northwest line of said 15 foot Alley, a distance of 150.57' feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of said City of Dallas tract, and the Northwest line of said 15 foot Alley;

THENCE South 24 degrees 35 minutes 52 seconds East, over and across of said 15 foot Alley and the Southwest line of a Common Area, of said Cascada at the Turtle Creek Addition, a distance of 80.86' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE along the interior lines of Common Area, of said Cascada at the Turtle Creek Addition, the following courses and distances:

South 39 degrees 52 minutes 49 seconds West, a distance of 13.53' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

South 50 degrees 07 minutes 11 seconds East, a distance of 5.11' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the most southerly Southeast corner of Lot 10, of said Cascada at the Turtle Creek Addition, said corner being the beginning of a non-tangent curve turning to the left, with a radius of 48.50' feet, a delta angle of 37 degrees 28 minutes 47 seconds, a chord bearing of South 42 degrees 02 minutes 50 seconds West, and a chord length of 31.17' feet;

along said curve to the left, passing at a distance of 20.58' feet to a 600 nail for corner, said corner being the South corner of Lot 10, of said Cascada at the Turtle Creek Addition, continuing a total arc length of 31.73' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

South 23 degrees 18 minutes 25 seconds West, a distance of 47.60' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner Lot 8, of said Cascada at the Turtle Creek Addition;

South 50 degrees 07 minutes 11 seconds East, a distance of 2.09' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

South 23 degrees 18 minutes 25 seconds West, a distance of 8.48' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

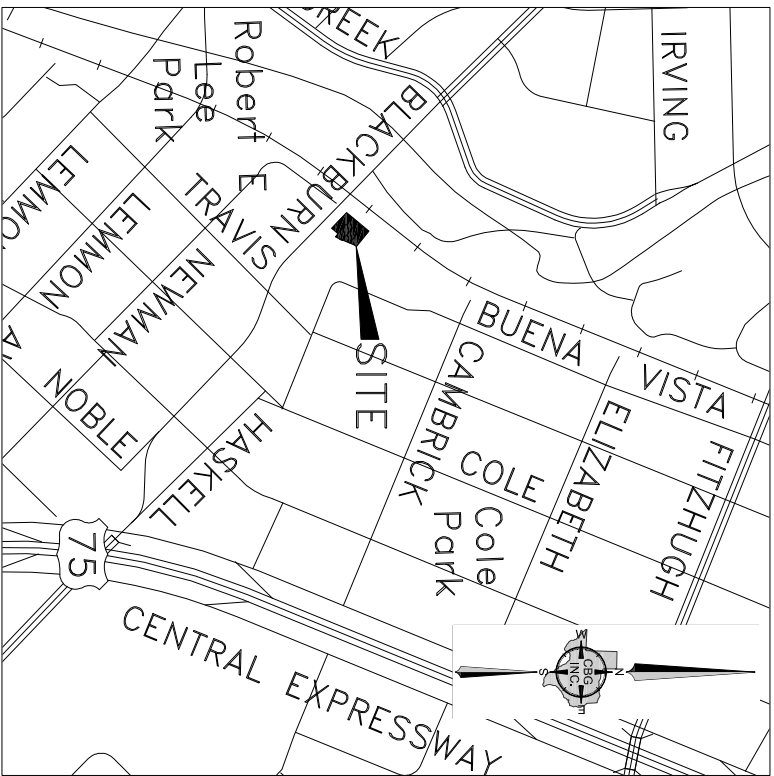
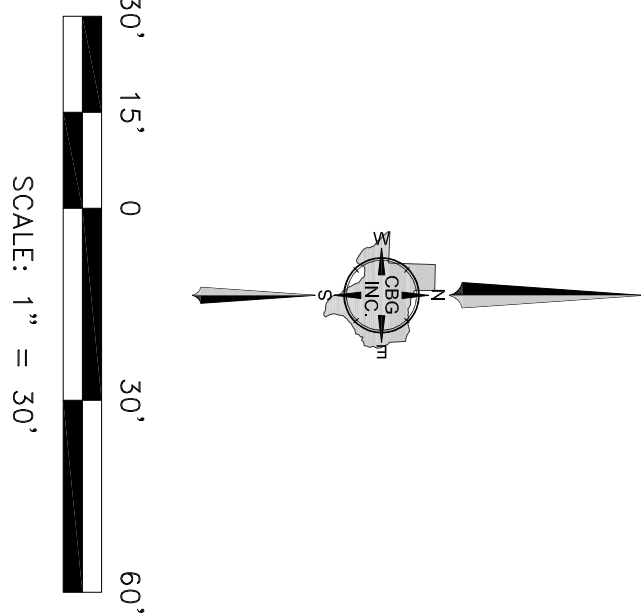
South 39 degrees 52 minutes 49 seconds West, a distance of 7.01' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, from which a P.K. nail found for witness bears South 21 degrees 33 minutes 01 seconds East, a distance of 0.28' feet;

South 23 degrees 18 minutes 25 seconds West, a distance of 13.73' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of Lot 7, of said Cascada at the Turtle Creek Addition, from which a 1/2 inch iron rod found for witness bears South 38 degrees 54 minutes 51 seconds East, a distance of 0.67' feet;

THENCE North 50 degrees 07 minutes 11 seconds West, along the Common Area line of said Cascada at the Turtle Creek Addition, and the Northeast line of Lot 6, of said Cascada at the Turtle Creek Addition, a distance of 60.87' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 39 degrees 52 minutes 49 seconds East, a distance of 2.85' feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 50 degrees 07 minutes 11 seconds West, along the most Northerly Northeast line of said Lot 6, a distance of 38.03' feet to the POINT OF BEGINNING and containing 11,031 square feet or 0.253 acres of land.



CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C 31.73 48.50 37.28 47° S 42.02 50° W 31.17

LINE BEARING	DISTANCE
L1 S 39°52'49" W 13.53'	
L2 S 50°07'11" E 5.11'	
L3 S 23°18'25" W 8.48'	
L4 S 23°18'25" W 13.73'	
L5 S 39°52'49" W 7.01'	
L6 S 23°18'25" W 13.73'	
L7 S 39°52'49" E 2.85'	
L8 N 39°52'49" E 2.85'	
L9 N 50°07'11" W 38.03'	

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
YC = YELLOW CAP
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
5/8" IRF = 5/8 INCH IRON ROD FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "BA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET



- GENERAL NOTES
- 1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 4 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) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - 6) ALL LOTS ARE GIVEN A BLACKBURN STREET ADDRESS, NO NAME WAS GIVEN TO THE SHARED ACCESS, DRAINAGE & UTILITY EASEMENT.

OWNERS:
JOHN BASSETT & NOLANA BASSETT
ROYCE E. WILSON SR. & LESLIE KAY WILSON
JOHN MITCHELL BELL & CYNTHIA P. BELL
CHARLA G. ALDOUS
3564 BLACKBURN STREET
DALLAS, TEXAS 75204
DMS 57-4537-9272-004
jbassett@gnail.com

PLANNING & SURVEYING
Main Office
12095 Shiloh Road, Ste 200
Dallas, TX 75228
P 214.349.0485
F 214.349.2616
DMS 57-4537-9272-004
info@cbginc.com
www.cbginc.com

PRELIMINARY PLAT
BLACKBURN ADDITION
LOTS 7-A, 8-A, 9-A, & 10-A, BLOCK B2/1513
BEING A REPLAT OF LOTS 7, 8, 9, & 10, BLOCK B2/1513
PART OF DUNLAP AND HENRY'S SUBDIVISION, BLOCK A2/1513
WILLIAM GRISBY SURVEY, ABSOLUTE AND 50%
WILLOT OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-200

(SHEET 1 OF 2)