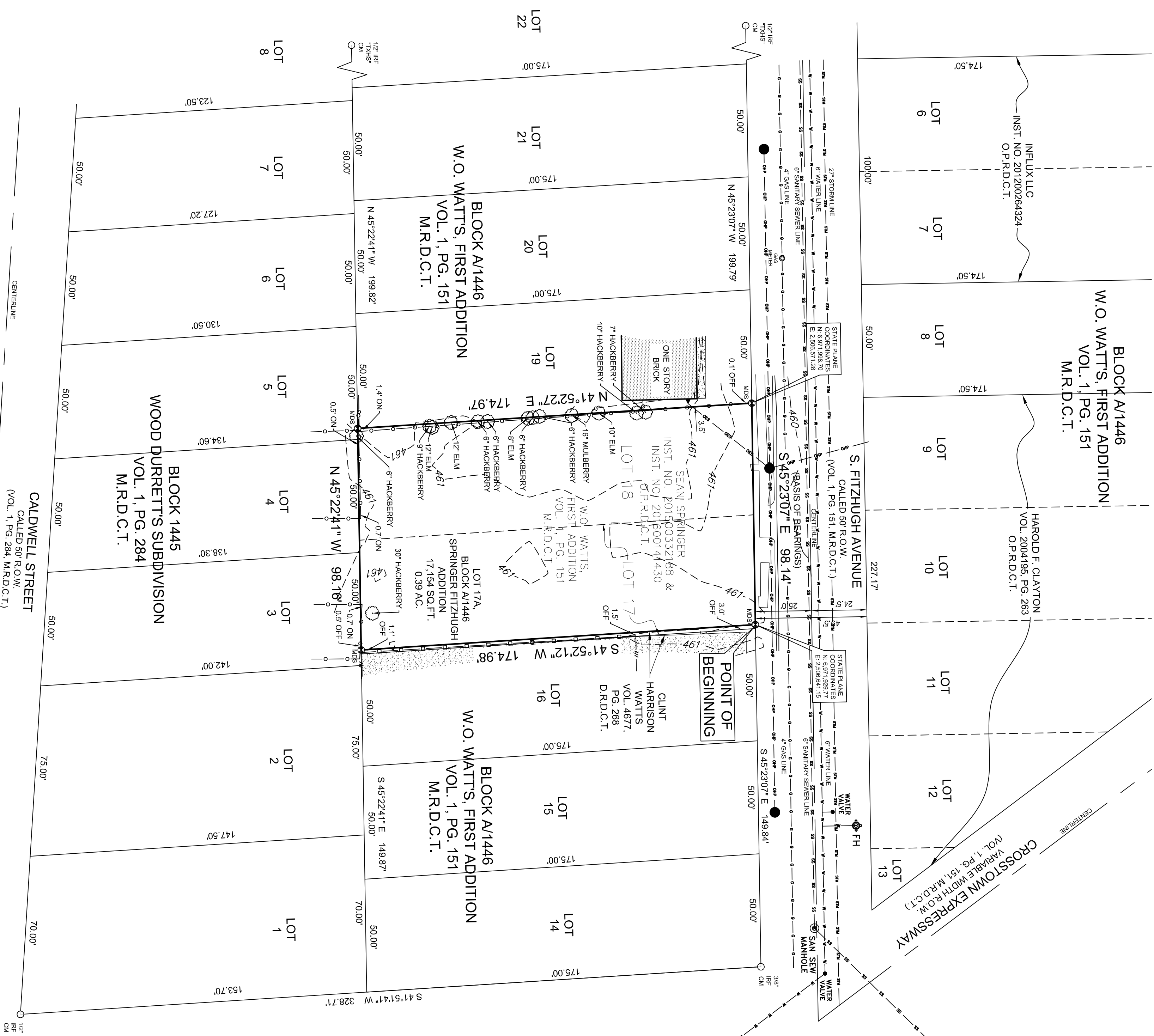
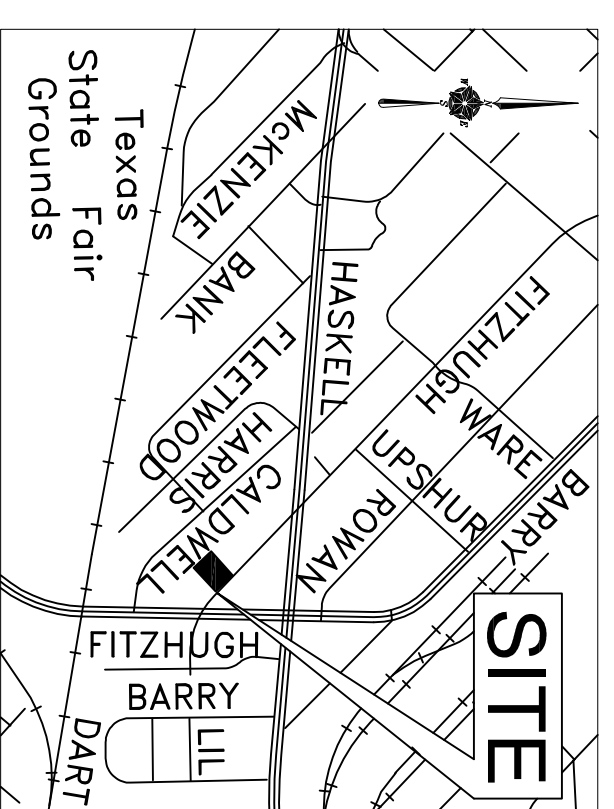


- LEGEND**
- CM CONTROL MONUMENT
  - MON. FND. MONUMENT FOUND
  - MDS 3" ALUMINUM DISK
  - SPS 3/8" ON 1/2" IRON ROD SET
  - OHN ROD FOUND
  - DEED RECORDS, DALLAS COUNTY, TEXAS
  - MAP RECORDS, DALLAS COUNTY, TEXAS
  - STW STORM SEWER LINE
  - OSL OAS LINE
  - OPW OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - WL WATER LINE
  - HH FIRE HYDRANT
  - CONCRETE PAVING



**GENERAL NOTES:**

- 1) The purpose of this plat is to turn part of one lot and all of another single lot into one lot.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) Bearings and coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values; no scale and no projection.
- 4) According to the E.L.R.M. No. 481330395 K, the subject property lies in Zone X and does not lie within a 100 year flood prone hazard area. Except as shown.
- 5) City of Dallas Benchmark 46-K-3: SYDBM on concrete curb on storm sewer inlet, Southeast corner of intersection of Pearly Avenue and Peak Street. Northing: 6,973,083.958 Easting: 2,502,135.288, Elevation: 461.273
- 6) City of Dallas Benchmark 46-L-2: A square is cut at center of storm sewer inlet on the Northwest corner of intersection of Bank Street and West Alley. Northing: 6,973,102,264 Easting: 2,503,913.698, Elevation: 456.668
- 7) The maximum number of lots permitted by this plat is one.
- 8) There are no structures on subject tracts.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, the property situated in the Thomas Lagow Survey, Abstract No. 759, being tracts situated in the City of Dallas, Dallas County, Texas, Dallas City Block No. 1446, Sean Springer is the owner of Lot 18 and the Northwest 48.25 feet of Lot 17, Block A/1446 of W.O. Watts, First Addition, an Addition to the City of Dallas, according to the plat recorded in Volume 1, Page 151, Map Records, Dallas County, Texas; being conveyed to Sean Springer, by Special Warranty Deed recorded in Instrument No. 20150032188, Official Public Records, Dallas County, Texas, and as corrected by Correction Instrument as to a Recorded Original Instrument, recorded in Instrument No. 201500141430, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum monument stamped "SFA" and "RPLS 5299" set over a 1/2 inch iron rod set at the North corner of a 1.75 foot wide tract of land conveyed to Clint Harrison Watts, by Partition Deed and Agreement recorded in Volume 4077, Page 268, Deed Records, Dallas County, Texas, said corner also lying in the Southwest right-of-way line of S. Fitzhugh Avenue (called 50 foot right-of-way);

Thence South 41 degrees 52 minutes 12 seconds West, along the Northwest line of said Watts tract, a distance of 174.98 feet to a 3 inch aluminum monument stamped "SFA" and "RPLS 5299" set over a 1/2 inch iron rod set lying the Northeast line of Lot 3, Block 1445 of Wood Durrett's Subdivision, an Addition to the City of Dallas, Dallas County, Texas;

Thence North 45 degrees 22 minutes 41 seconds West, a distance of 98.16 feet to a 3 inch aluminum monument stamped "SFA" and "RPLS 5299" set over a 1/2 inch iron rod set lying in the Northeast line of Lot 5, Block 1445 and the South corner of Lot 19, Block A/1446;

Thence North 41 degrees 52 minutes 27 seconds East, along the Southeast line of said Lot 19, Block A/1446, a distance of 174.97 feet to a 3 inch aluminum monument stamped "SFA" and "RPLS 5299" set over a 1/2 inch iron rod set at the East corner of said Lot 19, Block A/1446 and lying in the Southwest right-of-way line of said S. Fitzhugh Avenue;

Thence South 45 degrees 22 minutes 07 seconds East, along the Southwest right-of-way line of said S. Fitzhugh Avenue, a distance of 98.14 feet to the POINT OF BEGINNING and containing 17,154 square feet or 0.39 acres of land.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Sean Springer, does hereby adopt this plat, designating the herein described property as **SPRINGER FITZHUGH 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 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 or 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 for 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.

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Sean Springer, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Sean Springer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of 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 Land Surveying, 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
**Preliminarily, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document. (06/23/2016)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299  
STATE OF TEXAS  
COUNTY OF DALLAS

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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE:

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
tkherriage.com  
Firm #10169300

**PRELIMINARY PLAT**  
**SPRINGER FITZHUGH ADDITION**  
**LOT 17A, BLOCK A/1446**  
**REPLAT OF PART OF LOT 17 AND**  
**AND ALL OF LOT 18,**  
**BLOCK A/1446 OF**  
**WILLIAM O. WATTS FIRST ADDITION**  
**SITUATED IN THE**  
**THOMAS LAGOW SURVEY, ABSTRACT NO. 759**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY**  
**PLAN FILE NO. S156-226**

OWNER  
Sean Springer  
301 Melba Street  
Dallas, Texas 75208