



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Joyce Price, is the owner of a tract of land situated in the J.C. Read Survey, Abstract Number 1182, in the City of Dallas, Dallas County, Texas, being Lot 7 and the West 40 feet of Lot 8, Block 20/5247, of Lakeland Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 5, Page 97, Map Records, Dallas County, Texas, some being that tract of land conveyed to Joyce Price, by General Warranty Deed recorded in Volume 94195, Page 08211, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to Willie Dee White, by deed recorded in Volume 91166, Page 3500, Deed Records, Dallas County, Texas, and being along the Northwest line of Eustis Avenue (50 foot right-of-way);

Thence South 45 degrees 00 minutes 00 seconds West, along said Northwest line of Eustis Avenue, a distance of 90.00 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 6 of Lakeland Terrace Addition, an addition to the City of Dallas, Dallas County, according to the Plat thereof recorded in Volume 5, Page 97, Plat Records, Dallas County, Texas;

Thence North 45 degrees 57 minutes 22 seconds West, along the Northeast line of said Lot 6, passing at a distance of 159.52 feet to a 5/8 inch iron rod found for reference, continuing along said Northeast line of Lot 6, a total distance of 160.02 feet to a 3 inch aluminum disc stamped L.T.A. and R.P.L.S. 5513 set over 1/2 inch iron rod set for corner, said corner being the North corner of said Lot 6, and along the Southeast line of a 10 foot alley;

Thence North 45 degrees 00 minutes 00 seconds East, along the Southeast line of said 10 foot alley, a distance of 90.00 feet to a 3 inch aluminum disc stamped L.T.A. and R.P.L.S. 5513 set over 1/2 inch iron rod set for corner, said corner being the West corner of that tract of land conveyed to Belle Juantia Emerson, by deed recorded in Volume 91166, Page 3497, Deed Records, Dallas County, Texas;

Thence South 45 degrees 57 minutes 22 seconds East, along the Southwest line of said Emerson tract, passing at a distance of 0.67 feet to a 1 inch iron pipe found for reference, continuing along said Southwest line of said Emerson tract, and passing a tract of land conveyed to Willie Dee White, by deed recorded in Volume 91166, Page 3500, Deed Records, Dallas County, Texas, a total distance of 160.02 feet to the POINT OF BEGINNING and containing 7,500 square feet or 0.174 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Joyce Price, does hereby adopt this plat, designating the herein described property as **LAKELAND TERRACE 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 and alleys 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 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 or interfere with the construction, 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 that 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 08-1058 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2016.

BY: Joyce Price

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Salvador Perez 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 (G)(b)(C)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2016.
RELEASED FOR REVIEW 06/24/16 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly 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 _____ day of _____, 2016.

Notary Public in and for the State of Texas

- GENERAL NOTES**
- 1) ASSUMED BASIS OF BEARINGS IS BASED UPON THE NORTHWEST LINE OF EUSTIS AVENUE. (S45°00'00"W)
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FOR FUTURE DEVELOPMENT.
 - 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 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCH MARK IS A SQUARE CUT ON STORM SEWER DROP INLET ON EAST CORNER OF THE INTERSECTION OF OLD GATE LANE AND SAN LEANDRO DRIVE (ELEV.=484.505')

- LEGEND**
- CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - 1/2 IRS = 1/2 INCH IRON ROD SET
 - 1 PF = 1 INCH PIPE FOUND
 - 3/8 IRF = 3/8 INCH IRON ROD FOUND
 - 5/8 IRF = 5/8 INCH IRON ROD FOUND
 - 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
 - PC = PLAT
 - P.C. = PAGE
 - A.C.S. = 3 INCH ALUMINUM DISC STAMPED L.T.A. AND R.P.L.S. 5513 SET OVER 1/2 INCH IRON ROD SET

PRELIMINARY PLAT
LAKELAND TERRACE ADDITION
LOT 7A AND 8A, BLOCK 20/5247
7,600 SQ.FT. / 0.174 ACRES
BEING A REPEAT OF ALL OF
LOT 7 AND WESTLAND TERRACE ADDITION, BLOCK 20/5247
J.C. READ SURVEY, ABSTRACT NO. 1182
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-233
CBG Surveying, Inc.
PLANNING & SURVEYING
12025 SHILOH, #250 SUITE 210, DALLAS, TEXAS 75228
PH: 214-457-7790
WWW.CBGSURVEYING.COM

OWNER: JOYCE PRICE
8702 GROVELAND
DALLAS, TEXAS 75228
214-457-7790

SCALE: 1"=30' / DATE: 06/02/16 / JOB NO. 1607068-1 / DRAWN BY: JA