

LINE	LENGTH	BEARING
L1	113.54	N50°00'00"E
L2	99.48	N55°00'00"E
L3	13.48	S45°00'00"E
L4	13.48	S45°00'00"E
L5	53.41	S88°00'00"W

**SURVEYOR'S STATEMENT**  
 I, Michael R. Doyle, 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. 19485, 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, Secs. 514-8-617 (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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018

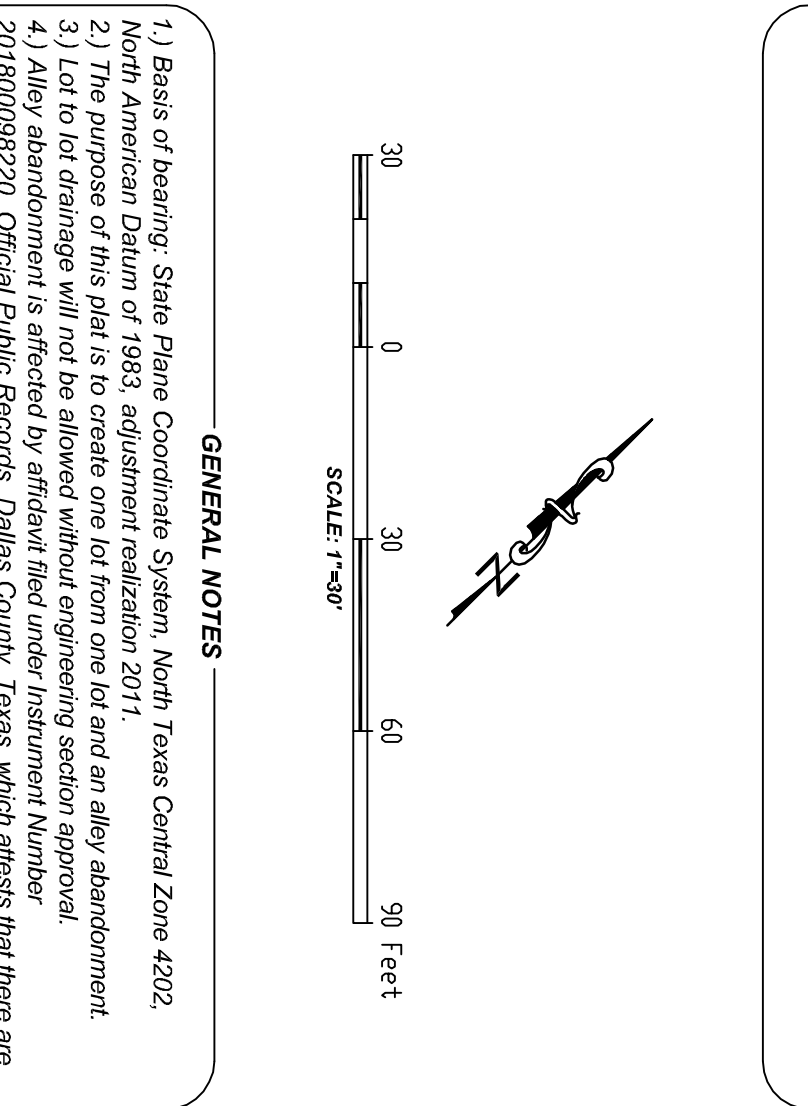
**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

Michael R. Doyle, R.P.L.S.  
 No. 5517

**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 Michael R. Doyle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

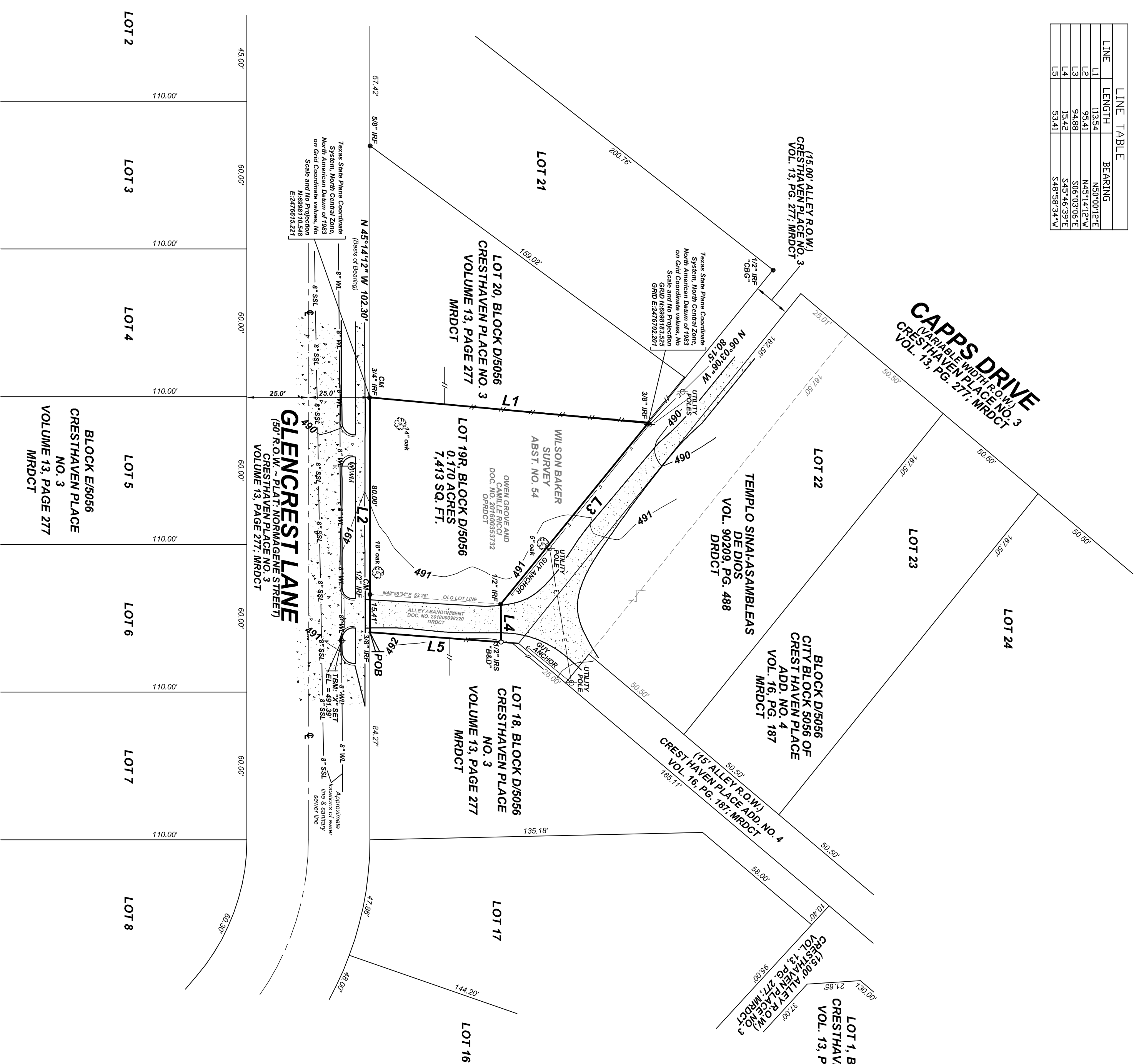
Notary Public in and for the State of Texas



**GENERAL NOTES**  
 1.) Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, NAD 83, datum of 1983.  
 2.) The purpose of this plat is to create one lot from one lot and an alley abandonment.  
 3.) Lot to lot drainage will not be allowed without engineering section approval.  
 4.) Alley abandonment is effected by affidavit filed under Instrument Number 201800098220, Official Public Records, Dallas County, Texas, which attests that there are no public or private utilities located in the abandoned alley right-of-way.  
 5.) Vertical datum is based on North American Vertical Datum of 1988 (NAVD88).  
 6.) All structures shown on this plat are located along the northern part of Glencrest Lane, right-of-way line of Glencrest Lane.  
 7.) No structures were observed at time of survey.

**LEGEND**  
 CM = CONTROLLING MONUMENT  
 VOL. = VOLUME  
 IRF = IRON ROD FOUND  
 PG. = PAGE  
 POB = POINT OF BEGINNING  
 U.E. = UTILITY EASEMENT  
 WM = WATER METER  
 MRDCT = MAP RECORDS, DALLAS COUNTY, TEXAS  
 ORPDCI = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 DRDCT = DEED RECORDS, DALLAS COUNTY, TEXAS  
 SPT = SQUARE FEET AND LIGHT  
 TXHS = YELLOW CAP STAMPED TXHS  
 WYC = WITH YELLOW CAP  
 INST. NO. = INSTRUMENT NUMBER  
 ABST. = ABSTRACT  
 FD. = FOUND  
 T&B.D. = T&B.D SURVEYING  
 C&B.G. = YELLOW CAP STAMPED C&B.G.  
 C = CENTER LINE

CONCRETE  
 WOOD FENCE  
 OVERHEAD ELECTRIC LINE  
 WATER LINE  
 SAMPLING GENERAL LINE



STATE OF TEXAS

OWNERS CERTIFICATE

**WHERAS, OWEN GROVE AND CAMILLE RICCI**, are the owners of a 0.170 acre tract out of the Wilson Baker Survey, Abstract Number 54, out of City Block D/5056 in the City of Dallas, Dallas County, Texas, and being all of Lot 19 in Block D/5056, Cresthaven Place Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 13, Page 277 of the Map Records, Dallas County, Texas (MRDCT), also being that tract described by Owen Grove and Camille Ricci, as recorded under Document Number 201600353732, Official Property Records, Dallas County, Texas, and being an Alley Abandonment described in Quitclaim Deed to Owen Grove and Camille Ricci, a married couple, recorded under Document Number 201800098220, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described by mess and bounds as follows:  
**BEGINNING** at a 98 inch iron rod found for the south corner of said 0.170 acre tract, and the south corner of the herein described tract, being the west corner of Lot 18, of said Cresthaven Place, and being in the northeast right-of-way line of Glencrest Lane, having a 50.00 foot right-of-way;

**THENCE** North 45 degrees 14 minutes 12 seconds West, with the southwest line of the herein described tract and the northeast line of said Glencrest Lane (part call-Normangee Street), passing a 1/2 inch iron rod found at 13.41 feet, and continuing on for a total distance of 93.41 feet to a 3/4 inch iron rod found for the west corner of the herein described tract and being the south corner of Lot 20, of said Cresthaven Place, a distance of 85.41 feet to a 3/4 inch iron rod found for the east corner of said Lot 20, being in the southwest line of 15.00 alley, of said Cresthaven Place;

**THENCE** South 06 degrees 03 minutes 06 seconds East, with the northeast line of the herein described tract and the southeast line of said 15.00 alley, a distance of 94.88 feet to a 1/2 inch iron rod located in the northeasterly line of the herein described tract;

**THENCE** South 45 degrees 48 minutes 39 seconds East, with the northeasterly line of the herein described tract, a distance of 15.42 feet to a 1/2 inch iron rod set with red cap stamped "B&D Surveying" for the northeast corner of the herein described tract, being located in the northwest line of said Lot 18, a distance of 53.41 feet to the **POINT OF BEGINNING**, containing 0.170 acres or 7,413 square feet of land, plus or minus.

**THENCE** South 48 degrees 58 minutes 34 seconds West, with the southeast line of the herein described tract and the northwest line of said Lot 18, a distance of 53.41 feet to the **POINT OF BEGINNING**, containing 0.170 acres or 7,413 square feet of land, plus or minus.

**OWNERS DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT OWEN GROVE & CAMILLE RICCI**, do hereby adopt this plat, designating the herein described property as **GROVE ESTATE**, an addition to the City of Dallas, Dallas County, Texas, and hereby dedicate the herein described property to the public use for the purposes herein stated. The following easements shall be shown: fire and police units, garbage and rubbish collection easements, 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 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 provide properly 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.

**WITNESS** my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Owen Grove, Owner  
 \_\_\_\_\_  
 Camille Ricci, Owner

**STATE OF TEXAS  
 COUNTY OF DALLAS**

**BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Owen Grove, 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 and considerations therein expressed.**

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Camille Ricci, 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 and considerations therein expressed.**

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**

**GROVE ESTATE  
 LOT 19R, BLOCK D/5056**

**B & D SURVEYING, INC.**  
 FIRM NO. 101924-00  
 MICHAEL R. DOYLE

P.O. BOX 293264,  
 LEWISVILLE, TEXAS 75029  
 PHONE: 972-221-2838  
 b@d@sandysurveying.com  
 Job No. 1706144P  
 Date of Survey: March 27, 2018

**OWNER:**  
 Owen Grove & Camille Ricci  
 1503 Meadow View Drive  
 Richardson, TX 75080

**DOCUMENT NUMBER 201800098220**  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 0.170 ACRES / 7,413 SQUARE FEET  
 WILSON BAKER SURVEY, ABST. NO. 54  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S178-278  
 ENGINEERING NUMBER