

STATE OF COUNTY C OWNER'S OF DALLAS CERTIFICATE

Irwin No. 7 At the Map there being more po Whereas, ru situated ir that tract Fussell Property Company No. 2 LTD., is the sole owner of a tract of land no the D.R. Cameron Survey, Abstract No. 296, Dallas County, Texas, same being of land conveyed to said Fussell Property Company No. 2 LTD., a Texas limited ip, by Special Warranty Deed, recorded in Instrument No. 201700286439, Official cords, Dallas County, Texas, being Lots 10, 11, 20, and 21, Block A/7171, Joe A. 7 Addition, an addition to the City of Dallas, Dallas County, Texas, according to thereof recorded in Volume 10, Page 421, Map Records, Dallas County, Texas, and re particularly described as follows;

COMMENCING form a 1/2 inch iron rod found for corner, said corner being the Na corner of Lot 14, Block A/7171, of said Joe A. Irwin No. 7 Addition, and being in Right-of-Way line of Winnequah Road (50 foot Right-of-Way, Volume 10, Page 42 THENCE South 00 degrees 11 minutes 52 seconds West, along the East Right-of-W of said Winnequah Road, a distance of 150.12 feet to a 3/4 inch iron rod found corner, said corner being the Northwest corner of said Fussell Property Company N tract, and being the POINT OF BEGINNING; of—Way line g in th 421); for

A/.
Dallas, L.
4143, Map Recuthe South line of "FA" a THENCE South 87 degrees 31 minutes 40 seconds East, along the North line of said Fussell Property Company No. 2 LTD. tract, and passing the Southwest corner of Lot 12-A, Block A/7171, Replat of Lots 12 and 13, Joe A. Irwin No. 7 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85151, Page 4143, Map Records, Dallas County, Texas, at a distance of 3.00 feet, and continuing along the South line of said Lot 12-A, a total distance of 87.01 feet to a 3 inch aluminum disk stamped "FA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said Lot 12-A, and the Southwest corner of Lot 22, Block A/7171, of said Joe A. Irwin No. 7 Addition (10/421);

THENCE 22, a c er a 1/2 · 22, and distanc South 86 degrees 28 minutes 46 seconds East, along the South line of said Lot distance of 85.86 feet to a 3 inch aluminum disk stamped "FA" and "RPLS 5513" se 1/2 inch iron rod set for corner, said corner being the Southeast corner of said and being in the West Right-of-Way line of Ruder Street (50 foot Right-of-Way, 10, Page 421), from which a 3/8 inch iron rod found for witness bears South 86 s 28 minutes 46 seconds East, a distance of 0.52 feet;

THENCE of said South 09 degrees 04 minutes 20 seconds West, along the West Right-of-Way line Ruder Street, a distance of 151.98 feet to a 3 inch aluminum disk stamped "FA" LS 5513" set over a 1/2 inch iron rod set for corner, said corner being the st corner of Lot 19, Block A/7171, of said Joe A. Irwin No. 7 Addition (10/421);

and Lo: 149.62 149.62 feet to a 3 inch aluminum disl iron rod set for corner, said corner be the East line of said Winnequah Road; THENCE Lot North 85 degrees 35 minutes 24 seconds West, along the North line 9, Block A/7171, of said Joe A. Irwin No. 7 Addition (10/421), a d feet to a 3 inch aluminum disk stamped "FA" and "RPLS 5513" set of set for corner, said corner being the Northwest corner of said Lot over a 9, and er a 1/2 inch, and being in said Lot 19,

THENCE North 00 degrees 11 minut said Winnequah Road, a distance of 24,143 square feet or 0.554 of an 11 minutes 52 seconds East, distance of 147.60 feet to the 554 of an acre of land. along the East Right—of—Way line of POINT OF BEGINNING, and containing

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, TE
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCL IDEAL PROPERTY.

VOL., F CM = (R.O.W. 1" IPF 1/2" IF 1/2" IF 1/2" IF

, NO +

IPF = 1 INCH IRON PIPE FOUND
" IPF = 1/2 INCH IRON PIPE FOUND
" IRF = 1/2 INCH IRON ROD FOUND
" = POINT FOR CORNER
" = PK NAIL SET
T. NO. = INSTRUMENT NUMBER
"S. = 3" ALUMINUM DISK STAMPED "FA"
SET OVER A 1/2 INCH IRON ROD S

"FA" AND OD SET

D.R.D.C.T. =
M.R.D.C.T. =
O.P.R.D.C.T.

GENERAL

1) BEARINGS ,
ZONE 4202, N
ZONE 4202, N
2) THE PURPC
3) LOT TO LO
4) ANY STRUC
4) ANY STRUC
5) COORDINAT
CENTRAL ZONE
SCALE AND NO

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).

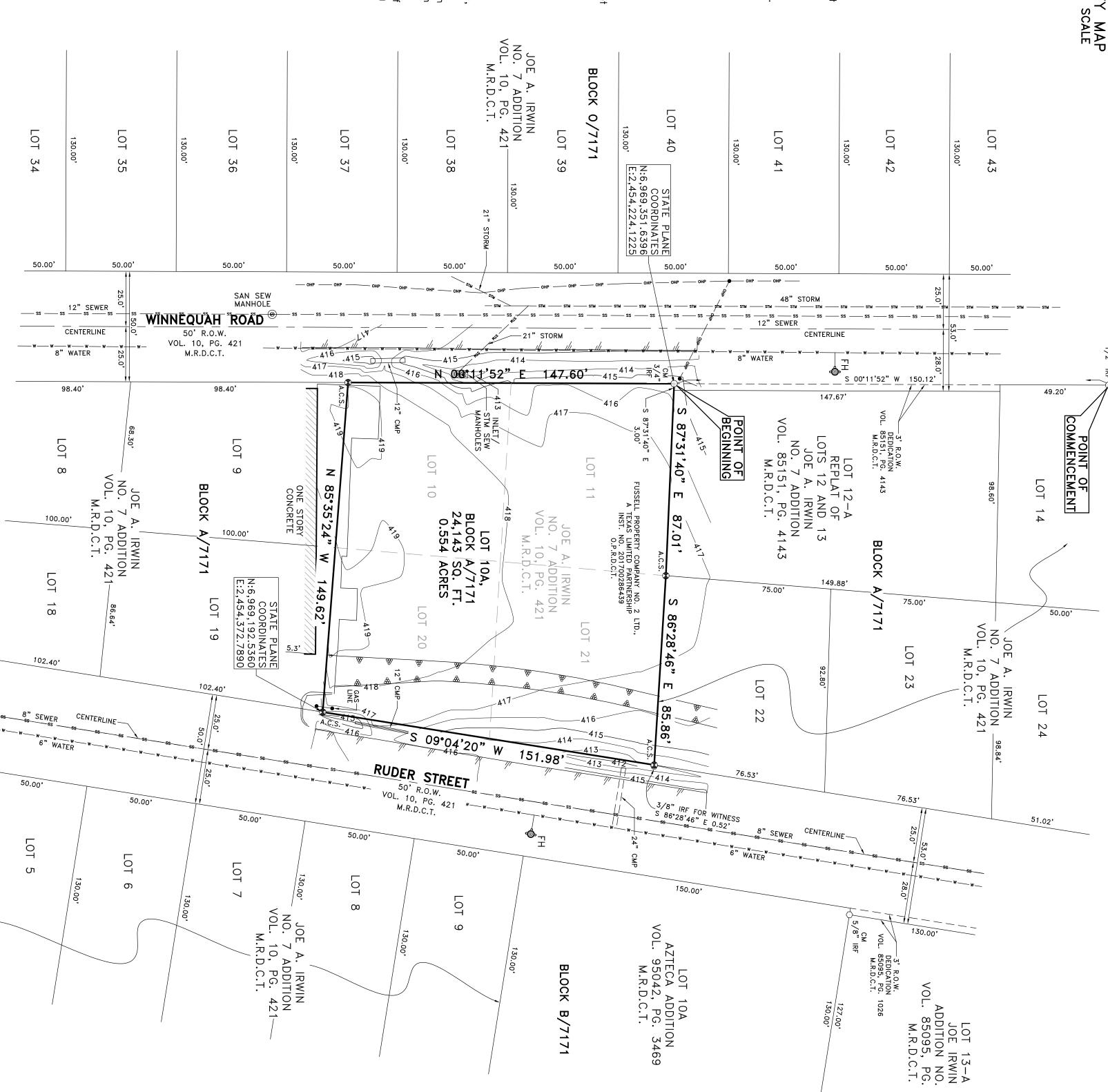
ONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).

ONE TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

ONE STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

ONE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH SENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO CALE AND NO PROJECTION.

CENTRAL



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Fussell Property Company No. 2 LTD., acting by and through its duly authorized agent, Johnny L. Fussell, does hereby adopt this plat, designating the herein described property as FUSSELL 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 floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements is 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 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, 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

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.

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	plat approved subject to all platting ordinances, rules, regulations,
	rules,
	regulations,
	and
	resolutions
	of
	of the
	City
	0

Fussell Property Company No. a Texas limited partnership WITNESS, my hand at Dallas, Texas, this the 2 LTD. day

Fussell, G.P.

Johnny

OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day a Johnny L. Fussell 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

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 the_____ day of _______ SOLUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES RELEASED FOR REVIEW ON 07/06/18, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Connally Registered Professional Land Surveyor No. 5513

STATE OF COUNTY C OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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.

Public for



PRELIMINARY PLAT
FUSSELL ADDITION

LOT 10A, BLOCK A/7171

24,143 SQ.FT. / 0.554 ACRES
BEING A REPLAT OF

LOTS 10, 11, 20, AND 21, BLOCK A/7171

JOE E. IRWIN NO. 7 ADDITION

D.R. CAMERON SURVEY, ABSTRACT NO. 296

CITY OF DALLAS, DALLAS COUNTY, TEXAS

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100 SEWELL CT.
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