



①	UTILITY POLE	☐	WATER METER	☐	CONCRETE
②	WATER MAIN	☐	WATER MAIN	☐	CONCRETE
③	SEWER MAIN	☐	SEWER METER	☐	CONCRETE
④	SEWER MAIN	☐	SEWER METER	☐	CONCRETE
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㊿	SEWER MAIN	☐	SEWER METER	☐	CONCRETE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS Worddallas Properties, Inc. and B&G Properties are the sole owners of a part of land located in the J. GREGSBY SURVEY, Acreage 100.495, City of Dallas, Dallas County, Texas, at Deere Street and Lot 4, Block 6/1597, of Elk Hill Addition, an Addition to Volume 1, Page 85, of Cabell Drive, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 85, of the Official Public Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed to B&G Properties, recorded in Volume 98219, Page 5763, Deed Records, Dallas County, Texas, and being more particularly described as follows:
Beginning at a 1/2" iron rod with a 3-1/4" aluminum disk stamped CABELL ELK, RPLS 5310" set in the Northwest line of Cabell Drive, a 50' wide public right-of-way, at the Southwest line of a 16' wide public alley right-of-way, same being the East corner of said Lot 8;
Thence South 45°10'20" West, along said Northwest line of Cabell Drive a distance of 104.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped CABELL ELK, RPLS 5310" set at the South common corner of Lot 6 of said Elk Hill Addition and said Lot 7;
Thence North 44°57'05" West, a distance of 157.50' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped CABELL ELK, RPLS 5310" set in the Southeast line of Lot 2 and that portion of Lot 3 of said Elk Hill Addition described in deed to Pantaleon Gonzales and wife, Anna Rosa Gonzales, recorded in Instrument No. 201100068774, Official Public Records, Dallas County, Texas;
Thence North 45°10'20" East, a distance of 104.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped CABELL ELK, RPLS 5310" set in said Southwest line of said 16' alley right-of-way, at the North common corner of Lot 4 of said Elk Hill Addition and said Lot 8;
Thence South 44°57'05" East, along said Southwest line of alley, a distance of 157.50' to the PLACE OF BEGINNING and containing 16,380 square feet or 0.376 of an acre of land

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
I, John S. Turner, 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 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)(i) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.
Dated this _____ day of _____, 2018
PRELIMINARY, RELEASED 08-29-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
John S. Turner
Texas Registered Professional Land Surveyor No. 5310
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 _____, 2018.
Notary Public in and for the State of Texas
My commission expires: _____

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870023, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

PRELIMINARY PLAT
CABELL ELK
LOT 7A, BLOCK 6/1597
BEING A REPLAT OF
LOT 7 AND LOT 8, BLOCK 6/1597, OF ELK HILL ADDITION
BEING OUT OF THE J. GREGSBY SURVEY, ABSTRACT NO. 485
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-299
CITY ENGINEERING PLAN FILE 3117