

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas, James Kearns and Constance Swanson, are the owners of a tract of land situated in the John Grishby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 11 and 12, Block 2/735, Blankenship & Blakes, on Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2000203, Page 4321, Map Records, Dallas County, Texas, some being that tract of land conveyed to said James Kearns and Constance Swanson, by General Warranty Deed, recorded in Instrument No. 201700164585, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 13, Block 2/735, of said Blankenship & Blakes, same being in the Southeast Right-of-Way line of Live Oak Street (80 foot Right-of-Way);

THENCE South 45 degrees 00 minutes 50 seconds East, along the Southwest line of said Lot 13, a distance of 145.00 feet to a 3 inch aluminum disk stamped "ASA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of said Lot 13, the West corner of Lot 5, Block 2/735; of said Blankenship & Blakes, and the North corner of Lot 5, Block 2/735, of said Blankenship & Blakes;

THENCE South 44 degrees 14 minutes 08 seconds West, along the Northwest line of said Lot 5 and Lot 4, Block 2/735, of said Blankenship & Blakes, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Lot 4, and being in the Northeast Right-of-Way line of Annex Avenue (50 foot Right-of-Way);

THENCE North 45 degrees 00 minutes 50 seconds West, along the Northeast Right-of-Way line of said Annex Avenue, a distance of 145.00 feet to a 3 inch aluminum disk stamped "ASA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Northeast Right-of-Way line of said Annex Avenue, and the Southeast Right-of-Way line of said Live Oak Street;

THENCE North 44 degrees 14 minutes 08 seconds East, along the Southeast Right-of-Way line of said Live Oak Street, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 14,499 square feet or 0.333 of an acre of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James Kearns and Constance Swanson, does hereby adopt this plat, designating the herein described property as **ANNEX-SWANSTON ADDITION**, on 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 hereon. The easements shown hereon 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 or designated hereon. All easements shall have the right to be used for the purposes intended and approved 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 and 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 of 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 repair thereof. The system shall have the right to be used for the purposes intended and approved 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 and 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 of 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).

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

By: _____ James Kearns
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears James Kearns 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 _____, 2017.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

By: _____ Constance Swanson
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Constance Swanson 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 _____, 2017.

Notary Public in and for Dallas County, 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 (a)(5)(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 _____, 2017.
RELEASED FOR REVIEW 08/30/2017. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED 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/she executed the same for the purposes herein 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 _____, 2017.

Notary Public in and for the State of Texas

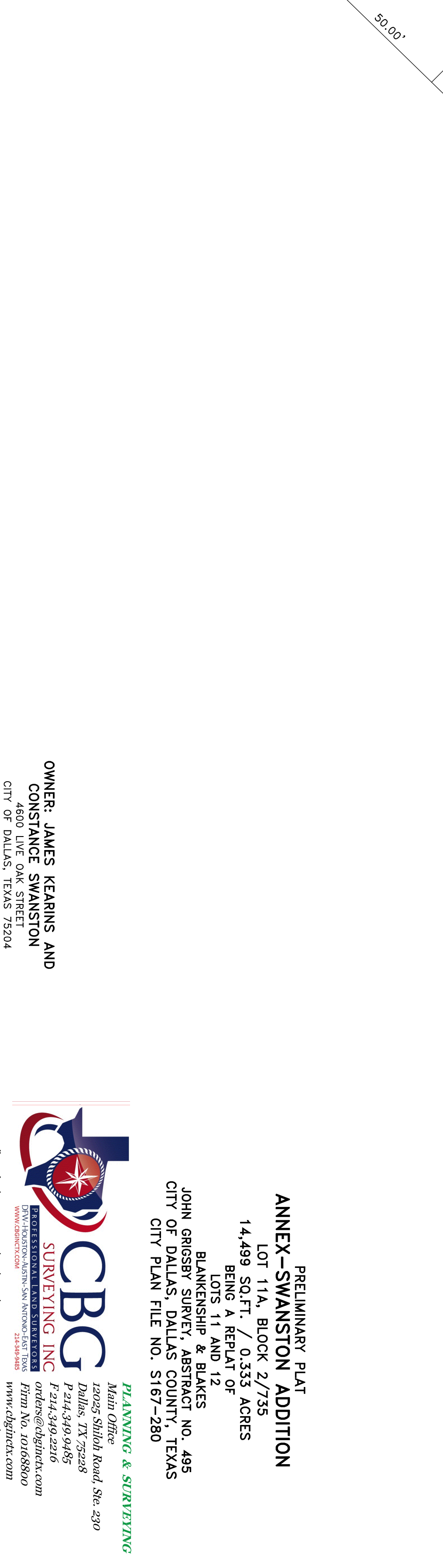
PRELIMINARY PLAT
ANNEX-SWANSTON ADDITION
LOT 11A, BLOCK 2/735
14,499 SQ.FT. / 0.333 ACRES
BEING A REPLAT OF
LOTS 11 AND 12
BLANKENSHIP & BLAKES
JOHN GROSSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-280



SCALE: 1"=30' / DATE: 08/16/17 / JOB NO. 1711719-1 / DRAWN BY: WTH

LEGEND
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
C.C.R.D.C.T. = COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
Pg. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "ASA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
* = TREES TO BE REMOVED
** = TREES TO REMAIN

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 PREVIOUSLY PLATTED LOTS.
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.



OWNER: JAMES KEARNS AND CONSTANCE SWANSTON
CITY OF DALLAS, TEXAS 75204
214-354-4598