



STATE OF TEXAS  
COUNTY OF DALLAS

**OWNER'S CERTIFICATE**

WHEREAS, James E. Wood, Jr. and wife Carol C. Wood are the owners of a 0.620 acre tract of land situated in the J. A. Smith Survey, Abstract No. 1339, Dallas County, Texas and being a part of Lot 12, Block 1/5492, Preston Road Estates, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 3, Page 298, Map Records, Dallas County, Texas; said 0.620 acre tract being all of that tract of land conveyed to James E. Wood, Jr. and wife Carol C. Wood by General Warranty Deed with Vendor's Lien recorded in Volume 200012, Page 2925, Deed Records, Dallas County, Texas; said 0.620 acre tract being the remainder of said Lot 12, Block 1/5492 after the west 20-foot of said Lot 12, Block 1/5492 conveyance to the State of Texas by Right-of-Way Deed recorded in Volume 2188, Page 401, Deed Records, Dallas County, Texas; said 0.620 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1-inch iron rod found at the southeast corner of said Lot 12, Block 1/5492; said point also being the southwest corner of Lot II, Block 1/5492, of said Preston Road Estates; said point also being on the north right-of-way line of Meadow Road (variable width);

THENCE, North 90 degrees 00 minutes 00 seconds West, with said north right-of-way line, a distance of 179.56 feet to a 3 1/4-inch aluminum monument stamped "PRESTON ROAD ESTATES NO. 4, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said 0.620 acre tract; said point also being the southeast corner of said State of Texas Right-of-Way Deed; said point also being at the intersection of the said north right-of-way line and the east right-of-way line of Preston Road (State Highway 289) (100 feet wide);

THENCE, North 90 degrees 12 minutes 37 seconds West, with said east right-of-way line, a distance of 150.40 feet to a 1-inch iron rod found at the northwest corner of said 0.620 acre tract; said point also being the northeast corner of said State of Texas Right-of-Way Deed; said point also being at the intersection of said east right-of-way line of Preston Road and the south right-of-way line of a 15' Alley;

THENCE, South 89 degrees 57 minutes 20 seconds East, with said south right-of-way line, a distance of 179.91 feet to a 3/4-inch iron rod found at the northeast corner of said Lot 12, Block 1/5492; said point also being the northwest corner of said Lot II, Block 1/5492;

THENCE, South 00 degrees 04 minutes 42 seconds East, leaving said south right-of-way line and with the common line of said Lots II and 12, Block 1/5492, a distance of 150.26 feet to the POINT OF BEGINNING;

CONTAINING, 27,020 square feet or 0.620 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, James E. Wood, Jr. and wife Carol C. Wood acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **PRESTON ROAD ESTATES NO. 4**, 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 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 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

James E. Wood, Jr.  
Owner

Carol C. Wood  
Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared James E. Wood, Jr. known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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 \_\_\_\_\_, 2020.

RELEASED 1/07/20 FOR REVIEW - PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**SURVEYOR'S NOTES**

- Bearing system for this survey is based upon the north right-of-way line of Meadow Rd. bearing North 90°00'00" West, according to the deed recorded in V. 200012, P. 2925, D.R.D.C.T.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create two lots from one.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Building to be removed.

**LEGEND**

PROPERTY LINE  
ADJOINER PROPERTY LINE  
EASEMENT LINE  
CENTERLINE  
DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME  
PAGE  
CONTROLLING MONUMENT  
SQUARE FEET  
3 1/4" ALUMINUM MONUMENT STAMPED "PRESTON ROAD ESTATES NO. 4, GSES, INC., RPLS 4804"

D.R.D.C.T.  
M.R.D.C.T.  
O.P.R.D.C.T.  
INST. NO.  
V.  
P.  
CM  
sq.ft.  
AMS

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interest to the provision of the Owner's Dedication.

Lien holder: Park Cities Mortgage, Inc.

By: \_\_\_\_\_  
Park Cities Mortgage, Inc.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
PRESTON ROAD ESTATES NO. 4  
LOT 12A & 12B, BLOCK 1/5492**

BEING A REPLAT OF PART OF  
LOT 12, BLOCK 1/5492  
PRESTON ROAD ESTATES  
V. 3, P. 298, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS  
J. A. SMITH SURVEY, ABSTRACT NO. 1339  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-070  
ENGINEERING NO. 311T-N/A

**Gonzalez & Schneeberg**  
engineers ■ surveyors

2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855

TX ENGINEERING FIRM REG. NO. F-3376  
SCALE DATE DWG. NO.  
1" = 20' JANUARY, 2020 6958-19-12-01 6958pre-plot