

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas New Home Builders are the owners of a called 1.280 acre tract of land situated in the Benjamin Merrell Survey, Abstract Number 933, City Block Number 6416, City of Dallas, Dallas County, Texas, and being the same land conveyed in a General Warranty Deed to the same by Alan Jeffrey Marcuis and Amy Freidel Marcuis, recorded in Document Number 201500187367 of the Official Public Records of said county and being more particularly described as follows:

BEGINNING at the northwest corner of said 1.280 acre tract, the southwest corner of a called 0.998 acre tract of land described in a Warranty Deed to Marvin Baugh, recorded in Document Number 201500218429 of said Official Public Records and in the east right-of-way line of Marsh Lane, (a variable width right-of-way);

THENCE North 89°42'48" East, with the common line of said 1.280 acre tract and said 0.998 acre tract, passing at a distance of 18.56 feet, a 1/2 inch iron rebar with aluminum cap stamped "6484" set, in all a total distance of 329.43 feet to a 1/2 inch iron rebar with aluminum cap stamped "6484" set for the northeast corner of said 1.280 acre tract and the southeast corner of said 0.998 acre tract and in the west line of a 10 foot wide public alley according to the subdivision plat of Walnut Woods, an addition to the City of Dallas, recorded in Volume 70135, Page 2208 of the Deed Records of Dallas County, Texas;

THENCE South 00°28'26" East, with the common line of said 1.280 acre tract and said west line of a public alley, passing at a distance of 84.75 feet, a 1/2 inch iron rebar with aluminum cap stamped "6484" set, in all a total distance of 169.50 feet to a 1/2 inch iron pipe found for the southeast corner of said 1.280 acre tract and the northeast corner of a called Block 6416, Lot 5 in a Probate Deed to Lisa L. Bowden, recorded in Volume 08-3948-P2 CO-DC of the Probate Records of said county;

THENCE South 89°42'48" West, with the common line of said 1.280 acre tract and said Block 6416, Lot 5 tract, passing at a distance of 311.01 feet, a 1/2 inch rebar with illegible cap found for the northwest corner of said Block 6416, Lot 5 tract and in said east right-of-way line of Marsh Lane, from which a 1/2" inch iron rebar with cap stamped "CBG" found for the southwest corner of said Block 6416, Lot 5 tract and the northwest corner of a called 1.39 acre tract described in a General Warranty Deed to Christopher M. Joe, recorded in Document Number 201300175701 of said Official Public Records bears South 00°25'32" East, a distance of 169.24 feet, in all a total distance of 329.45 feet to the southwest corner of said 1.280 acre tract and in said east right-of-way line of Marsh Lane;

THENCE North 00°28'02" West, with the common line of said 1.280 acre tract and said east right-of-way line of Marsh Lane, a distance of 169.50 feet to the POINT OF BEGINNING and containing 1.282 acres (55,840 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Dallas New Home Builders, do hereby adopt this final plat designating the herein above described property as 10230 MARSH LANE of the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys 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 construction, 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, Texas

Witness, my hand, this ___ day of ___ By:

Authorized Signature or Owner
Printed name and title

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 ___ owner, 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 ___

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Anthony Ray Crowley, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found under my personal supervision in accordance with the subdivision regulations of the City of Dallas.



Anthony Ray Crowley, RPLS 6484
Registered Professional Land Surveyor

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 Anthony Ray Crowley, RPLS 6484 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 ___

Notary Public in and for the State of Texas

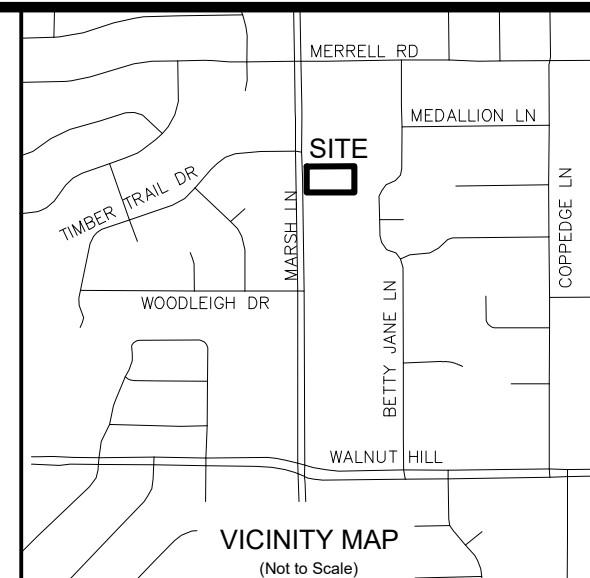
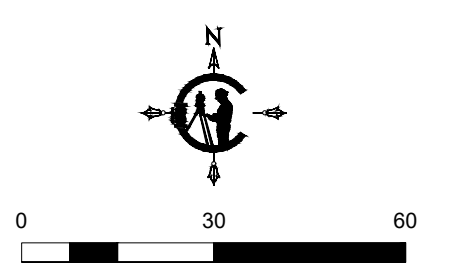
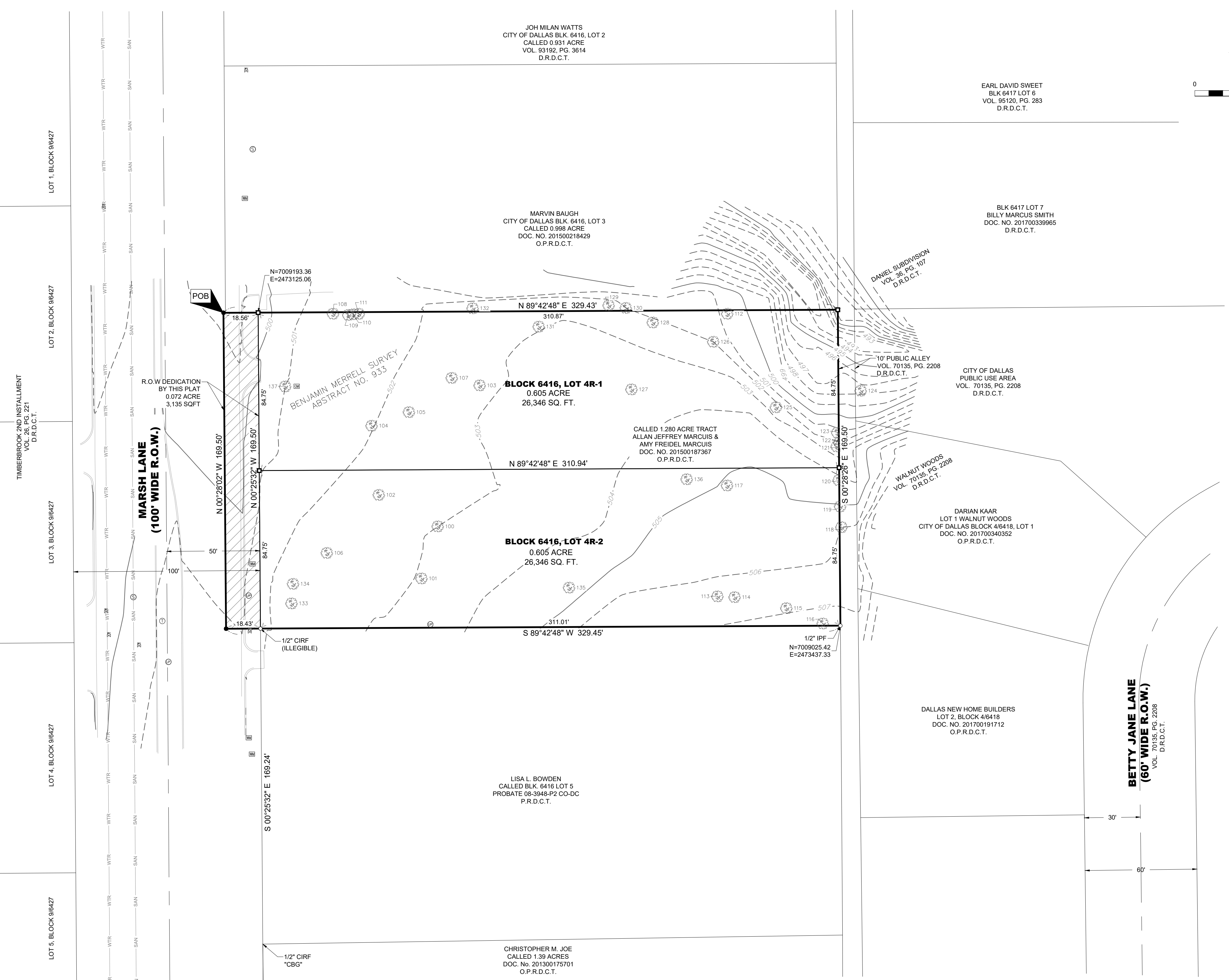


Table with 3 columns: TREE #, SIZE & TYPE, and SCIENTIFIC. Lists 17 tree types including Bois de Arc, Hackberry, Pecan, Live Oak, Shurmart Oak, Mesquite, and Crepe Myrtle.

- LEGEND
= 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 6484"
= MONUMENT FOUND (AS NOTED)
= MONUMENT NOT SET
= SANITARY SEWER MANHOLE
= TELEPHONE MANHOLE
= UTILITY POLE
= LIGHT POLE
= GAS METER
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= IRON ROD FOUND
= IRON PIPE FOUND
= RIGHT-OF-WAY DEDICATED BY THIS PLAT
= 500 = CONTOUR ELEVATION

SURVEYOR'S NOTES:

- 1. BEARINGS, COORDINATES AND DISTANCES LISTED ARE BASED ON U. S. STATE PLANE NAD 1983 GRID COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202
2. THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD, IF ANY.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO RESIDENTIAL LOTS FROM A 1.21 ACRE TRACT OF LAND.
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THERE ARE NO STRUCTURES ON THE PROPERTY.

PRELIMINARY PLAT
10230 MARSH LANE
LOTS 4R1 & 4R2,
CITY BLOCK 6416
1.282 ACRES
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 190-199
Date: JULY 2020 | Drawn: L.JG | Checked: ARC | Scale: 1" = 30' | Sheet: 1 of 1
Owner/Developer: Dallas New Home Builders
ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING