

LAKEWOOD BOULEVARD
 (70-FOOT PUBLIC RIGHT-OF-WAY)
 (V. 3, P. 489, M.R.D.C.T.)

Point of Beginning
 3/4" IRON PIPE FOUND BEARS
 STATE PLANE COORDINATES
 N=6,986,806.49
 E=2,510,891.95

LOT 5R
BLOCK K/2839
DAVIS MONTICELLO
 21,600 sq.ft.
 0.496 acres

ERIC D. DAVIS AND SHEA DAVIS
 MONTICELLO ADDITION
 V. 3, P. 489, M.R.D.C.T.

BLOCK K/2839
MONTICELLO ADDITION
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 M.R.D.C.T.

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LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- 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
- INST. NO. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT

SURVEYOR'S NOTES

1. Coordinates and Bearings shown based on the State Plane Coordinates System, North Central Zone, North American Datum of 1983 and are grid coordinate values, no scale and no projection.
2. "ICM" Indicates controlling monument found.
3. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
4. Existing buildings to remain.
5. The purpose of this plat is to create one lot from two lots.

LEGEND

- ⊙PP POWER POLE
- ⊙WM WATER METER
- ⊙WV WATER VALVE
- ⊙LS LIGHT STANDARD
- ⊙TF TRANSFORMER
- ⊙FH FIRE HYDRANT
- ⊙CD CLEANOUT
- ⊙ICV IRRIGATION CONTROL VALVE
- ⊙JB JUNCTION BOX
- ⊙WV WATER VAULT
- ⊙GM GAS METER
- ⊙GV GAS VALVE
- ⊙MS METAL SIGN
- ⊙PS POWER POLE ANCHOR
- ⊙SS SANITARY SEWER MANHOLE
- ⊙HP OVERHEAD POWER LINE
- ⊙ FENCE
- ⊙A/C AIR CONDITION Riser
- ⊙TR TELEPHONE RISER
- ⊙CR CABLE RISER
- ⊙EM ELECTRIC METER
- ⊙GI GRATE INLET
- ⊙FL FLOOD LIGHT
- ⊙MW MONITORING WELL

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Eric D. Davis and Shea Davis, husband and wife, are the sole owners of a 0.496 acre tract of land situated in the C. A. Lovejoy Survey, Abstract No. 831, City of Dallas, Dallas County, Texas and being all of Lots 5 and 6, Block K/2839, Monticello, an addition to the City of Dallas according to the plat thereof recorded in Volume 3, Page 489, Map Records, Dallas County, Texas; said Lots 5 and 6 having been conveyed to Eric D. Davis and Shea Davis, husband and wife, by Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 20190052397, Official Public Records, Dallas County, Texas; said tract being more particularly described as follows:

BEGINNING, at a 3/4-inch iron pipe found for the westerly corner of said Lot 5 and the northerly corner of Lot 4 of said Block K/2839, Monticello; said point being on the existing southeast right-of-way line of Lakewood Boulevard, a 70-foot wide public right-of-way created by said plat of Monticello;

THENCE, North 44 degrees 27 minutes 47 seconds East, with said southeast right-of-way line, at a distance of 60.00 feet passing a 3/4-inch iron rod found for the northerly corner of said Lot 5 and the westerly corner of said Lot 6; continuing, with said right-of-way line, in all, a distance of 120.00 feet to a 1/2-inch iron rod found for the northerly corner of said Lot 6 and the the westerly corner of Lot 7, of said Block K/2839, Monticello;

THENCE, South 45 degrees 20 minutes 00 seconds East, with the common line between said Lots 6 and 7, a distance of 180.00 feet to a 5/8-inch iron rod found for the easterly corner of said Lot 6 and the southerly corner of said Lot 7; said point being also on the northwest right-of-way line of a 10-foot public alley;

THENCE, South 44 degrees 27 minutes 47 seconds West, with said northwest right-of-way line, at a distance of 60.00 feet passing the southerly corner of said Lot 6 and the easterly corner of said Lot 5; continuing, with said right-of-way line, in all, a distance of 120.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963" found for the southerly corner of said lot 5 and the easterly corner of said Lot 4;

THENCE, North 45 degrees 20 minutes 00 seconds West, with the common line between said Lots 4 and 5, a distance of 180.00 feet to the POINT OF BEGINNING;

CONTAINING, 21,600 square feet or 0.496 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Eric D. Davis and Shea Davis, husband and wife, do hereby adopt this plat, designating the herein above described property as **DAVIS MONTICELLO**, 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 area shown thereon. The easements shown thereon are hereby reserved for the purpose 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 building, 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 _____, 2019.

Eric D. Davis

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Eric D. Davis, 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 _____, 2019.

Notary Public in and for the State of Texas

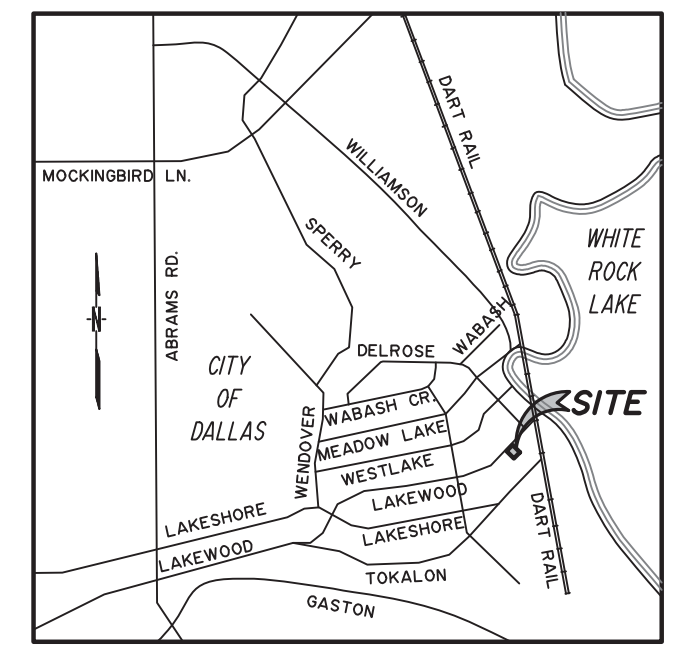
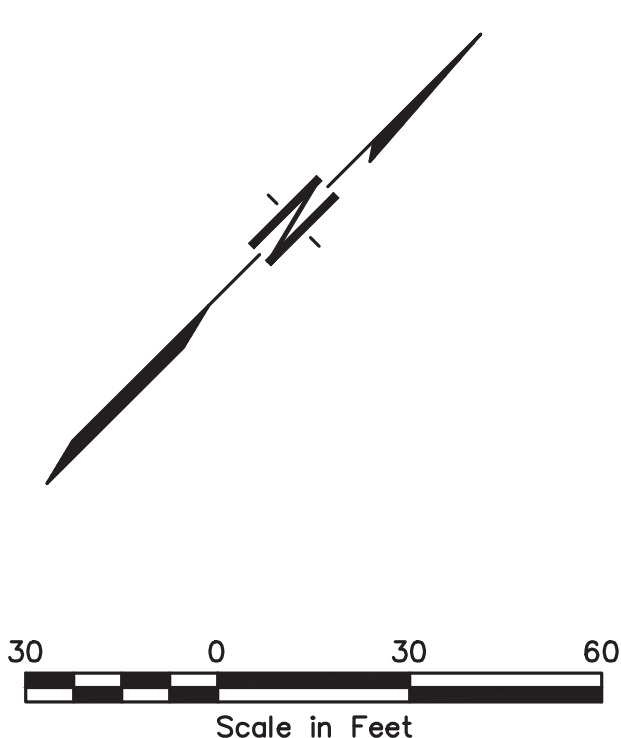
Shea Davis

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Shea Davis, 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 _____, 2019.

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 (CM) 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 _____, 2019.

RELEASED 6/6/2019 - FOR REVIEW ONLY
NOT TO BE RECORDED

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 _____, 2019.

Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

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

Lien holder: ZIONS BANCORPORATION, N.A. DBA AMEGY BANK

By: _____
 Name:
 Title: Executive Vice President

This instrument was acknowledged before me on _____, 2019 by _____ as Executive Vice President of ZIONS BANCORPORATION, N.A. DBA AMEGY BANK.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
 OF
DAVIS MONTICELLO
LOT 5R, BLOCK K/2839

A REPLAT OF
 LOTS 5 AND 6, BLOCK K/2839
 MONTICELLO ADDITION
 V. 3, P. 489, M.R.D.C.T.

C. A. LOVEJOY SURVEY, ABSTRACT NO. 831
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-287
 ENGINEERING NUMBER N/A

Gonzalez & Schneeberg
 engineers ■ surveyors
 2100 Lakeside Boulevard
 Suite 200, Richardson, Texas 75082
 (972) 516-8855
 TX SURVEYING FIRM REG. NO. 100752-00
 DWG. NO. 6865pre-plot
 TX ENGINEERING FIRM REG. NO. F-3376
 DATE JUNE, 2019
 SCALE 1" = 30'

ENGINEER - SURVEYOR:
 Robert Schneeberg, P.E., R.P.L.S.
 robert.schneeberg@gs-engineers.com
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 2100 Lakeside Boulevard, Suite 200
 Richardson, Texas 75082
 Phone: 972-516-8855

OWNERS:
 ERIC D. DAVIS
 SHEA DAVIS
 7027 TOKALON DRIVE
 DALLAS, TEXAS 75214