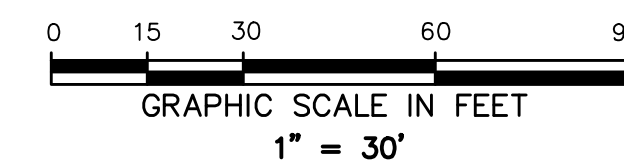
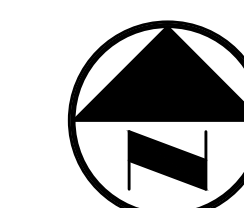


VICINITY MAP  
(NOT TO SCALE)

LEGEND

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS	W/M WATER METER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	W/B WATER METER
INST. NO. INSTRUMENT NUMBER	MAC MAG NAIL WITH WASHER STAMPED "VORTEX" FOUND
VOL. VOLUME	(C.M.) CONTROLLING MONUMENT
PG. PAGE	PROPERTY LINE
R.O.W. RIGHT-OF-WAY	SURVEY ABSTRACT LINE
SF SQUARE FOOT	FENCE
PH-O FIRE HYDRANT	OHL OVERHEAD UTILITY LINE
GAS-GAS MANHOLE	U-G UNDERGROUND ELECTRIC LINE
GMS GAS METER	UG-G UNDERGROUND GAS LINE
GTS GAS TEST STATION	SD-S STORM DRAIN LINE
LS-L LIGHT STANDARD	W-W WATER LINE
PP POWER POLE	SS-S SANITARY SEWER LINE
PP W/ GUY ANCHOR	6-15 EXIST CONTOUR



GENERAL NOTES:

- Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011). Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- The purpose of this plat is to create one lot from two (2) platted lots for development.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), on Grid values, no scale and no projection.

PRELIMINARY

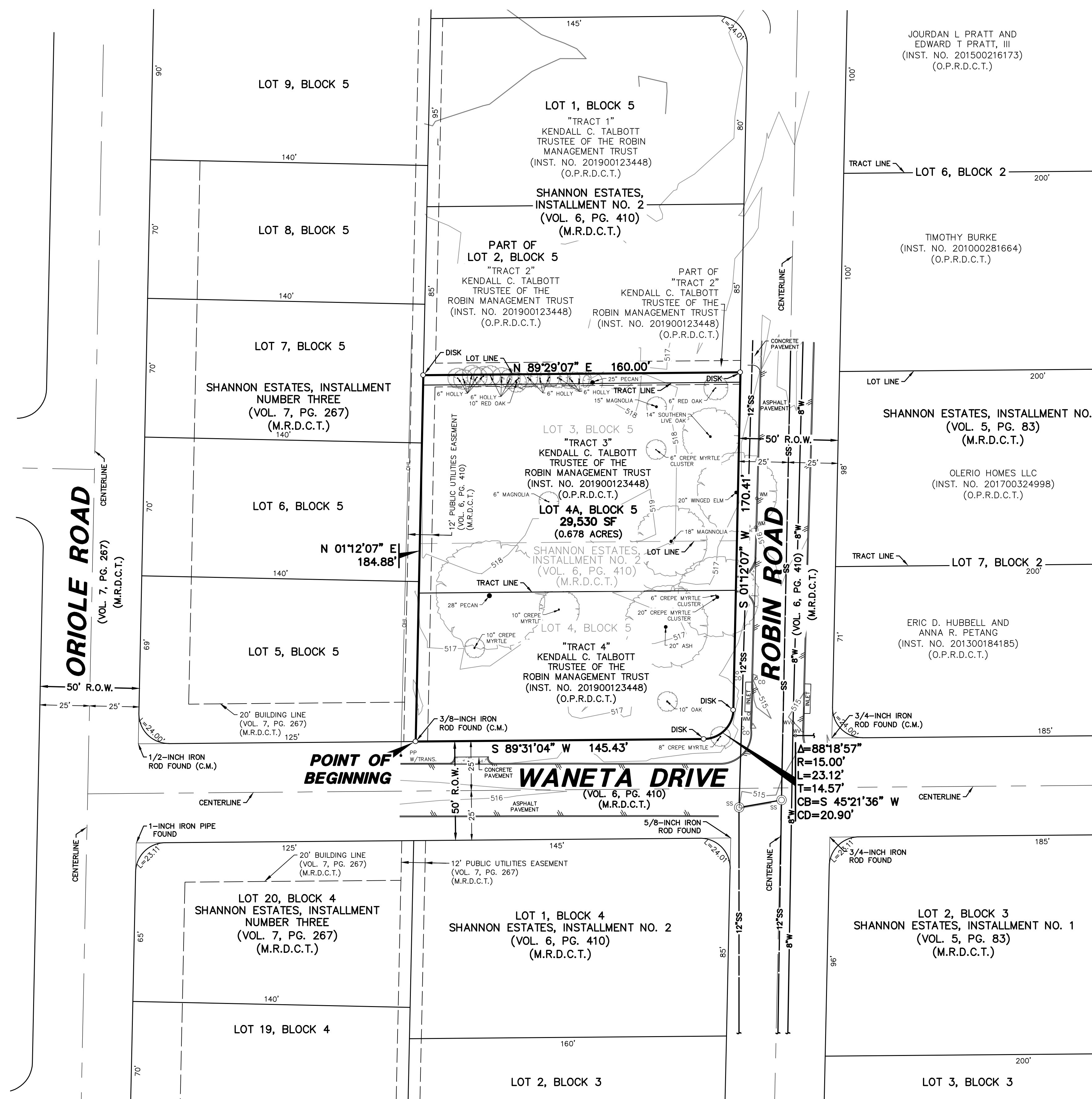
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 12/12/19.

PRELIMINARY PLAT  
**LOT 4A, BLOCK 5**  
**ROBIN-COLLINS ADDITION**

A REPLAT OF  
LOTS 3 AND 4, BLOCK 5  
SHANNON ESTATES INSTALLMENT NO. 2  
C. G. COLE SURVEY, ABSTRACT NO. 320  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S190-060  
ENGINEERING PLAN NUMBER: 311T-  
SHEET 1 OF 2

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY AMY	CHECKED BY ACD	SCALE 1"=30'	DATE DEC. 2019
		JOB NUMBER 3941-17.094	



**SURVEYOR / ENGINEER**  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: KYLE HARRIS

**OWNER**  
KENDALL C. TALBOTT TRUSTEE OF THE  
ROBIN MANAGEMENT TRUST  
3824 CEDAR SPRINGS ROAD, #414  
DALLAS, TEXAS 75219  
PH: (214) 238-5853  
CONTACT: KENDALL C. TALBOTT

ADELIZ... 12/12/19 5:38 PM... 3941-17.094.DWG... SURVEY... 2015\3941-17.094.DWG... 17.094.PPP.DWG

PRELIMINARY PLAT - LOT 4A, BLOCK 5, ROBIN-COLLINS ADDITION

**OWNER'S CERTIFICATE**

STATE OF TEXAS

COUNTY OF DALLAS

DESCRIPTION, of a 29,530 square foot (0.678 acre) tract of land situated in the C. G. Cole Survey, Abstract No. 2, Dallas County, Texas; said tract being all of Lot 3 and 4, Block 5, Shannon Estates Installment No. 2 an addition to the City of Dallas according to the plat recorded in Volume 6, Page 410 of the Map Records of Dallas County, Texas; said tract also being part of that certain tract of land described as "Tract 2" and all of that certain tract of land described as "Tract 3" and "Tract 4" in Special Warranty Deed to Kendall C. Talbott Trustee of the Robin Management Trust recorded in Instrument No. 201900123448 of the Official Public Records of Dallas County, Texas; said 29,530 square foot tract being more particularly described as follows:

BEGINNING, at a 3/8-inch iron rod found for the southwest corner of said Lot 4; said point being in the north right-of-way line of Waneta Drive (a 50-foot wide right-of-way) and the southeast corner of Lot 5, Block 5, Shannon Estates Installment Number Three an addition to the City of Dallas according to the plat recorded in Volume 7, Page 267 of said Map Records;

THENCE, North 01 degrees, 12 minutes, 07 seconds East, departing the said north line of Waneta Drive, a distance of 184.88 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH -RC" set for corner; said point being the southwest corner of Lot 2, Block 5 of said Shannon Estates;

THENCE, North 89 degrees, 29 minutes, 07 seconds East, along the south line of said Lot 2, a distance of 160.00 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH -RC" set for corner; said point being in the west right-of-way line of Robin Road and being the southeast corner of said Lot 2;

THENCE, South 01 degrees, 12 minutes, 07 seconds West, along the said west line of Robin Road, a distance of 170.41 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH -RC" set for corner; said point being the beginning of a curve to the right and at the intersection of the said west line of Robin Road and the said north line of Waneta Drive;

THENCE, departing the said west line of Robin Road along said curve to the right, having a central angle of 88 degrees, 18 minutes, 57 seconds, a radius of 15.00 feet, a chord bearing and distance of South 45 degrees, 21 minutes, 36 seconds West, 20.90 feet, an arc distance of 23.12 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH -RC" set for corner at the end of said curve;

THENCE, South 89 degrees, 31 minutes, 04 seconds West, along the said north line of Waneta Drive, a distance of 145.43 feet to the POINT OF BEGINNING;

CONTAINING, 29,530 square feet or 0.678 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, Jonathan E. Cooper, 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 \_\_\_\_\_, 2019.

**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. RELEASED 12/12/19.

Jonathan E. Cooper  
Texas Registered Professional Land Surveyor,  
No. 5369

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the KENDALL C. TALBOTT TRUSTEE OF THE ROBIN MANAGEMENT TRUST, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **ROBINS-COLLINS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any 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 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

By: Kendall C. Talbott  
Trustee of the Robin Management Trust

By: \_\_\_\_\_  
Kendall C. Talbott  
Chief Executive Officer

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kendall C. Talbott, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**LOT 4A, BLOCK 5  
ROBIN-COLLINS ADDITION**

A REPLAT OF  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S190-060  
ENGINEERING PLAN NUMBER: 311T-\_\_\_\_\_  
SHEET 2 OF 2

**SURVEYOR / ENGINEER**

PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
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PH: (972) 235-3031  
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**OWNER**

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DRAWN BY AMY	CHECKED BY ACD	SCALE NONE	DATE DEC. 2019	JOB NUMBER 3941-17.094
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PRELIMINARY PLAT - LOT 4A, BLOCK 5, ROBBINS-COLLINS ADDITION

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