

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §  
WHEREAS KIRK A WATSON is the owner of a 1.0403 acre tract of land situated in the J.L. FARQUHAR SURVEY, ABSTRACT NO. 455, City of Dallas, Dallas County, Texas, being all of that tract of land conveyed by Warranty Deed with Vendor's Lien recorded in Instrument No. 201300332935, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being all of Lot 7 of Block 12A/5585 of Radbrook Estates, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 41, Page 53 Map Records, Dallas County, Texas (M.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southwestly right-of-way line of Radbrook Place (a 50' R.O.W. being the northwest corner of said Lot 7 and the northeast corner of Lot 6 of said Block 12A/5585);

THENCE S 76° 23' 51" E, along the southwestly right-of-way line of said Radbrook Place, a distance of 227.33 feet to a Texas Department of Transportation (TxDOT) monument found for corner in the northwestly right-of-way line of Inwood Road (a 106.3' R.O.W.) and being the northwest corner of that tract of land described as Parcel 4, Part 2, conveyed by Deed to the State of Texas, recorded in Instrument No. 20070030490 O.P.R.D.C.T.;

THENCE S 08° 59' 37" W, along the northwestly right-of-way line of said Inwood Road, a distance of 157.67 feet to a 1/2" iron rod with cap stamped 'Votex Surveying' set for corner being the southwest corner of said State of Texas tract of land and being in a non-tangent curve to the right, having a central angle of 50°56'52", a radius of 76.46 feet and a chord which bears S 57°55'24" W, a distance of 65.77 feet;

THENCE southwestly, along the northwestly right-of-way line of said Inwood Road and along the said curve, an arc distance of 67.99 feet to a 1/2" iron rod with a cap stamped 'Votex Surveying' set for corner in the northeastly right-of-way line of Northwest Highway (a 108.8' R.O.W.) being the end of said curve, and being the east corner of that tract of land described as Parcel 4, Part 1 of said State of Texas tract of land, also being the beginning of a non-tangent curve to the left, having a central angle 09°09'04", a radius of 1203.92 feet and a chord which bears N 72°39'26" W, a distance of 192.08 feet;

THENCE northwestly, along the northeastly right-of-way line of said Northwest Highway and along the said curve, an arc distance of 192.28 feet to a TDOT monument found for corner being the northwest corner of said Parcel 4, Part 1 and being in the common line of said Lot 6 and Lot 7;

THENCE N 12° 53' 36" E, along the common line of said Lot 6 and Lot 7, a distance of 191.70 feet to the POINT OF BEGINNING and containing 45,314 sq. ft. or 1.0403 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KIRK A. WATSON, does hereby adopt this plat, designating the herein above described property as **LOT 7A, BLOCK 12A/5585, RADBROOK ESTATES**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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 lines easements shall be open to the public, the 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 line 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 dedicated, reconstructed, or placed upon, over or across the easements as shown. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, and efficiency of its respective system on the easements and all public utility shall at all times have the full right of ingress and egress to and from and upon said easement for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of its respective system 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 and 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 manholes, cleanouts, fire hydrants, water services, wastewater services, from the main to the curb or pavement line, and the description of such additional easements herein shall be determined by their location as indicated.

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

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

KIRK A. WATSON  
STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared KIRK A. WATSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

PRELIMINARY PLAT

LOT 7A, BLOCK 12A/5585  
RADBROOK ESTATES

LOT 7A  
BLOCK 12A/5585  
1.0403 ACRES

BEING A REPLAT OF  
PART OF LOT 7  
BLOCK 12A/5585  
RADBROOK ESTATES

OUT OF THE  
J.L. FARQUHAR SURVEY, ABSTRACT NO. 455  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-098

DATE: FEBRUARY 2, 2017

OWNER

KIRK A. WATSON  
5130 RADBROOK PLACE  
DALLAS, TEXAS 75220  
PH. 817) 793-9313  
EMAIL: kowat@aol.com

VOTEX SURVEYING COMPANY - TBR'S FIRM NO. 10013600  
10440 N. CENTRAL EXP'Y DALLAS, TEXAS 75231  
PH. (469) 333-8831; cindy@votexsurveying.com  
PROJECT NO. 2017-007

SURVEYOR'S STATEMENT

I, Candy Home, 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. 119455, as amended), and Texas Local Government Code, Chapter 212, I further affirm that the monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-5.617 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY

RELEASED FEBRUARY 1, 2017 FOR REVIEW PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

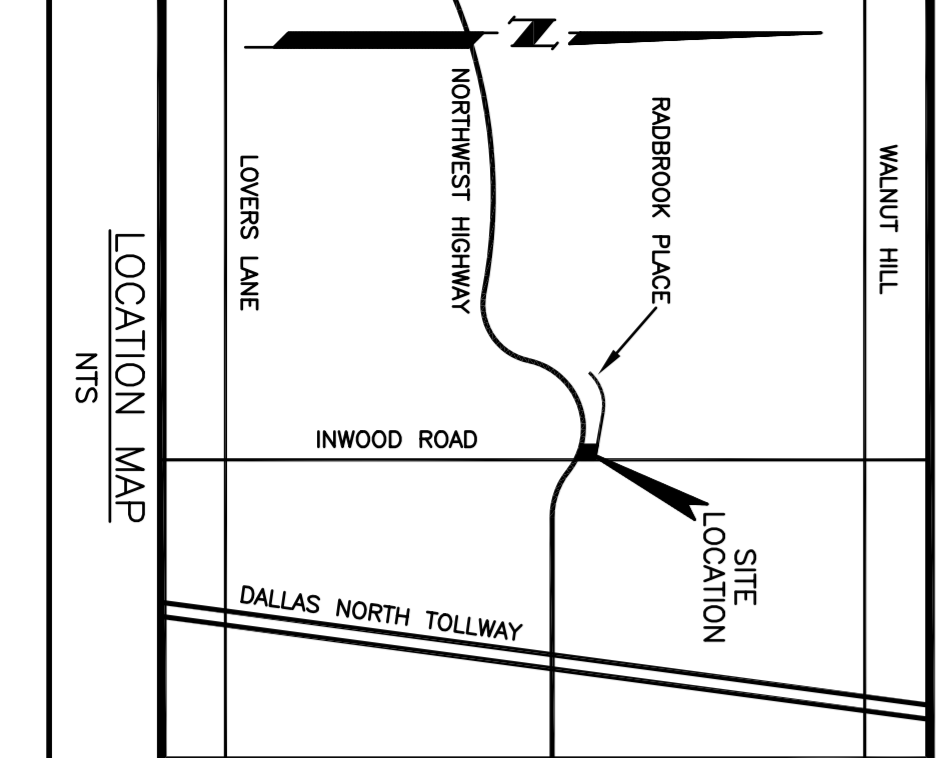
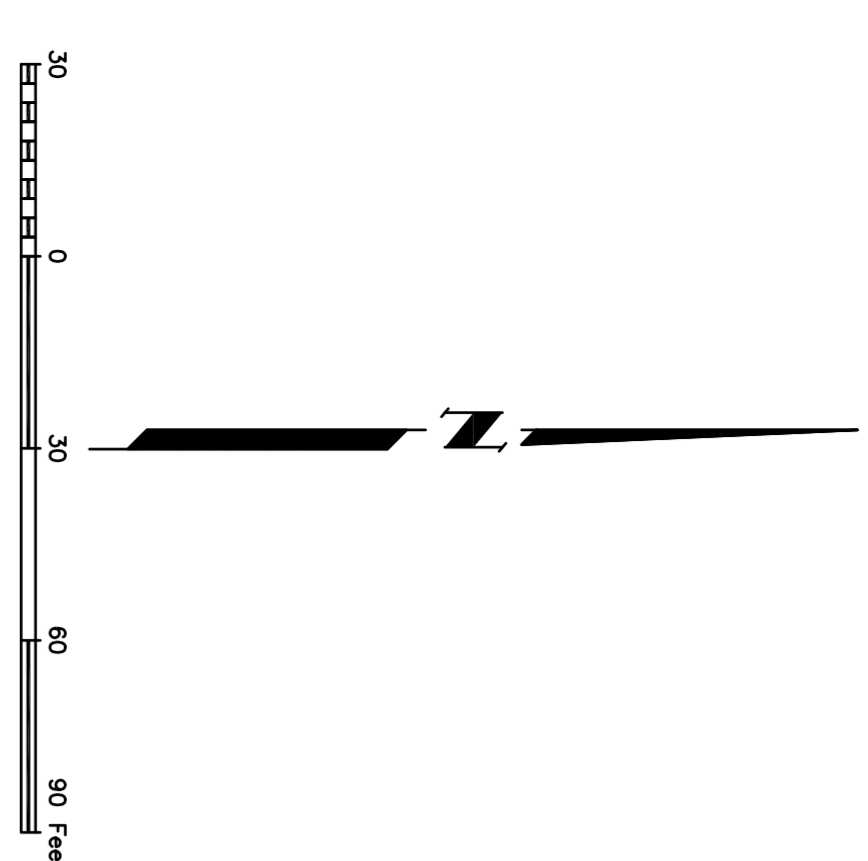
Candy Home, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

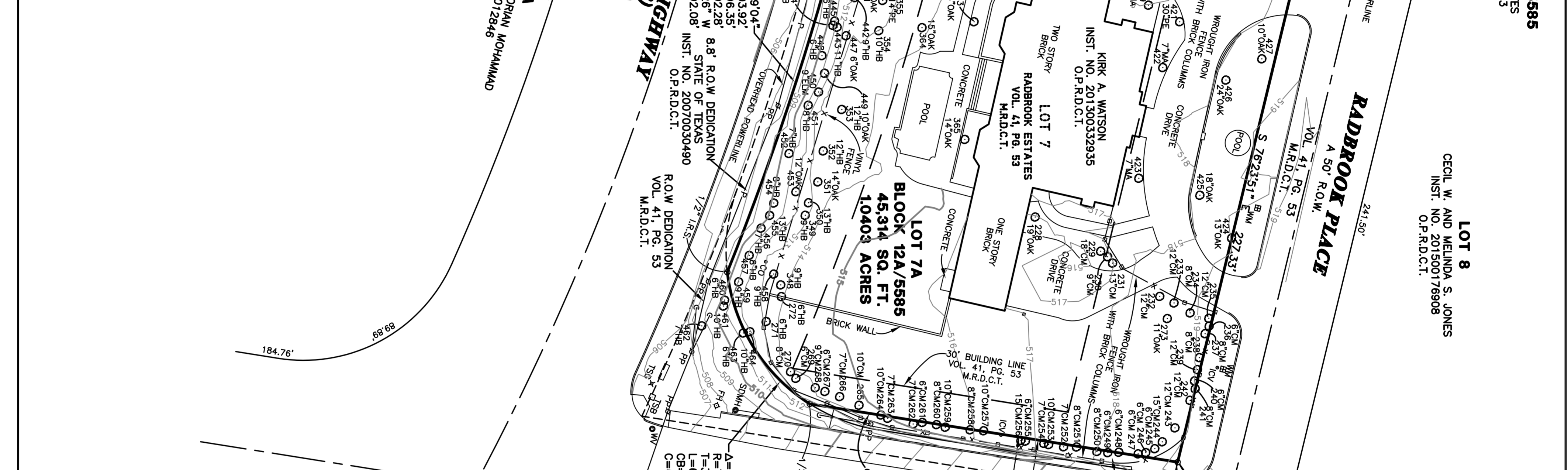
Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Home, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas



- LEGEND
- FH FIRE HYDRANT
  - ICV IRRIGATION CONTROL VALVE
  - PP POWER POLE
  - SDMH STORM DRAIN MANHOLE
  - TSS TRAFFIC SIGNAL BOX
  - TSS TRAFFIC SIGNAL
  - WM WATER METER
  - WW WATER VALVE
  - CB CHINA BERRY
  - CM CHEESE MORTLE
  - HB HACKBERRY
  - MA MAGNOLIA
  - PCAN PECAN
  - P OVERHEAD POWERLINE
  - 1/2" I.R.F. IRON ROD SET WITH CAP
  - 1/2" I.R.F. STAMPED 'VOTEX SURVEYING'
  - FND FOUND
  - 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 PROPERTY RECORDS, DALLAS COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
- NOTES:
1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  2. BEARING SOURCE: THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INWOOD ROAD (S 87°59'37" W) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983.
  3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES NO SCALE AND NO PROJECTION
  4. THE PURPOSE OF THIS REPLAT IS TO AMEND THE 50' BUILDING LINE ALONG NORTHWEST HIGHWAY.



LOT 7A, BLOCK 12A/5585  
10,403 SQ. FT.  
1.0403 ACRES

LOT 7B  
BRADY K. AND MEGAN M. WOOD  
INST. NO. 201100181920  
O.P.R.D.C.T.

LOT 7C  
SUNNYSBROOK ESTATES  
VOL. 17, PG. 57  
M.R.D.C.T.

LOT 7D  
RAHEEA ASHFAQ AND SAOUBAN MOHAMMAD  
O.P.R.D.C.T.

LOT 7E  
RAHEEA ASHFAQ AND SAOUBAN MOHAMMAD  
O.P.R.D.C.T.

LOT 7F  
KIRK A. WATSON  
INST. NO. 201300332935  
O.P.R.D.C.T.

LOT 7G  
RADBROOK ESTATES  
VOL. 41, PG. 53  
M.R.D.C.T.

LOT 7H  
RADBROOK ESTATES  
VOL. 41, PG. 53  
M.R.D.C.T.

LOT 7I  
RADBROOK ESTATES  
VOL. 41, PG. 53  
M.R.D.C.T.

LOT 7J  
RADBROOK ESTATES  
VOL. 41, PG. 53  
M.R.D.C.T.

LOT 7K  
RADBROOK ESTATES  
VOL. 41, PG. 53  
M.R.D.C.T.

LOT 7L  
RADBROOK ESTATES  
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M.R.D.C.T.

LOT 7M  
RADBROOK ESTATES  
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M.R.D.C.T.

LOT 7N  
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M.R.D.C.T.

LOT 7O  
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LOT 7Z  
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LOT 8  
CECIL W. AND MELINDA S. JONES  
INST. NO. 201500178908  
O.P.R.D.C.T.

LOT 9  
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