

30' 15' 0 30' 60'

SCALE: 1" = 30'

LOT

BLOCK A/8645  
VOL. 84214, PG. 1803  
M.R.D.C.T.

200.00'

266.50'

230.00'

DOROTHY SAMUEL BROWN  
VOL. D.R.D.C.T. 210

96.60'

230.00'

265.70'

CONCEPCION R. GONZALEZ  
VOL. 99064, PG. 5089  
D.R.D.C.T.

199.66'

WILBER L. BARROS  
VOL. 99064, PG. 1897  
D.R.D.C.T.

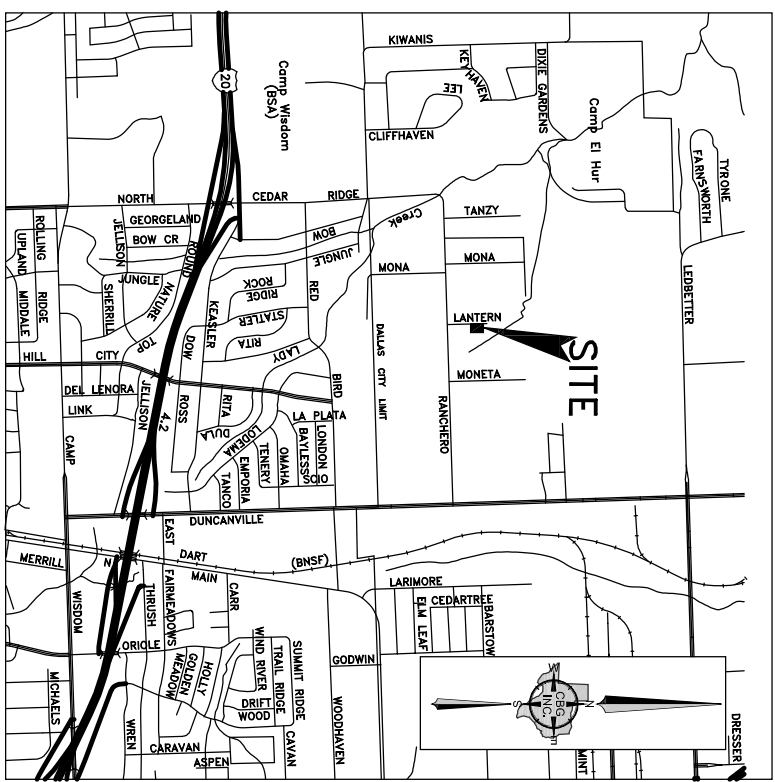
149.73'

265.81'

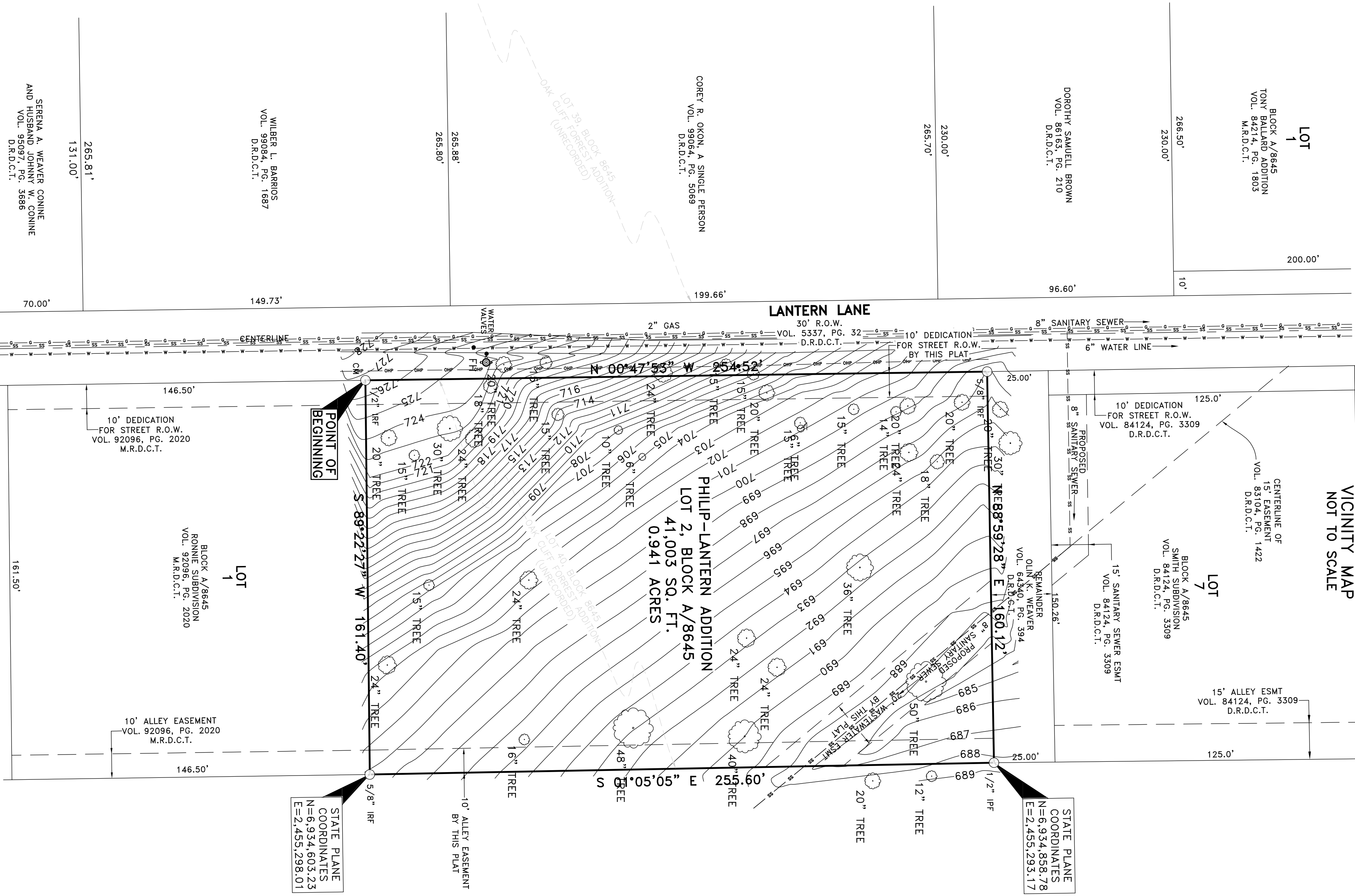
131.00'

SERENA A. WEAVER CONINE  
AND HUSBAND JOHNNY W. CONINE  
VOL. 95097, PG. 3688  
D.R.D.C.T.

70.00'



VICINITY MAP  
NOT TO SCALE



MARICARMEN GOMEZ RODRIGUEZ  
VOL. 92096, PG. 1598Z  
O.P.R.D.C.T.

STATE PLANE  
COORDINATES  
N=6,934,603.23  
E=2,455,295.101

STATE PLANE  
COORDINATES  
N=6,934,603.12  
E=2,455,295.117

OWNERS' CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Christo Thomas Philip and Melissa Kathryn Philip, are the owners of a tract of land situated in the Lewis Tanzy Survey, Abstract No. 1467, Dallas County, Texas, also being a portion of Lot 40, Oak Cliff Forest Addition, an unrecorded Addition, an addition to the City of Dallas County, Texas, some being that tract of land conveyed to Christo Thomas Philip and Melissa Kathryn Philip, by General Warranty Deed, recorded in Instrument No. 201000118371, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block A/8645, Ronnie Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 92096, Page 2020, Map Records, Dallas County, Texas, and being in the East right-of-way line of Lantern Lane (30 foot right-of-way) created in Volume 5337, Page 32, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 47 minutes 53 seconds West, along the East right-of-way line of said Lantern Lane, a distance of 254.52 feet to a 5/8 inch iron rod found for corner, said corner being in the Southwest corner of the remainder of a tract of land conveyed to Olin K. Weaver, by deed recorded in Volume 64340, Page 394, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 59 minutes 28 seconds East, along the South line of said Weaver tract, a distance of 160.12 feet to a 1/2 inch iron pipe found for corner, said corner being the Southeast corner of the remainder of said Weaver tract, and being the West line of a tract of land conveyed to Maricarmen Gomez Rodriguez, by General Warranty Deed recorded in Instrument No. 201500115022, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 05 minutes 05 seconds East, along the West line of said Rodriguez tract, a distance of 255.60 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Ronnie Subdivision;

THENCE South 89 degrees 22 minutes 27 seconds West, along the North line of Lot 1, of said Ronnie Subdivision, a distance of 161.40 feet to the POINT OF BEGINNING and containing 41,003 square feet or 0.941 acres of land.

GENERAL NOTES

- 1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRAINWAY MODIFICATION OR NEW ACCESS POINT(S).
- 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

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  
VOL. = VOLUME  
PG. = PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
1/2" IPF = 1/2 INCH IRON ROD FOUND  
5/8" IPF = 5/8 INCH IRON ROD FOUND  
1/2" IPF = 1/2 INCH IRON PIPE FOUND  
INST. NO. = INSTRUMENT NUMBER

OWNERS' DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Christo Thomas Philip and Melissa Kathryn Philip, does hereby adopt this plat, designating the herein described property as **PHILIP-LANTERN ADDITION**, 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 hereon. The easements shown hereon 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 parking on the utility and fire lanes shall be the responsibility of the owner of the property. The easements shown hereon are for the improvement or growths being hereby reconstructed or placed upon, over or across the easements as shown. Said easements shall be 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 of 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 existing ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
CHRISTO THOMAS PHILIP (OWNER)

BY: \_\_\_\_\_  
MELISSA KATHRYN PHILIP (OWNER)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Christo Thomas Philip known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Melissa Kathryn Philip known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Conroyly, 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 and the application of the Texas Board of Professional Land Surveyors, 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 (g)(3)(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 \_\_\_\_\_, 2018.  
RELEASED FOR REVIEW 02/12/2018. PRELIMINARY. THIS DOCUMENT SHALL BE USED ON THE DATE VIEWED OR REPRODUCED UPON ANY FINAL SURVEY DOCUMENT.  
Bryon Conroyly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryon Conroyly 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 herein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
PHILIP-LANTERN ADDITION  
LOT 2, BLOCK A/8645  
41,003 SQ.FT. / 0.941 ACRES  
BEING A PART OF LOT 40, BLOCK A/8645  
OAK CLIFF FOREST ADDITION, (AN UNRECORDED ADDITION)  
AND BEING A TRACT OF LAND SITUATED IN THE  
LEWIS TANZY SURVEY, ABSTRACT NO. 1467  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5178-123

OWNER: CHRISTO THOMAS PHILIP  
AND MELISSA KATHRYN PHILIP  
DALLAS-TX 75245  
214-797-5951

SCALE: 1"=30' / DATE: 02/12/18 / JOB NO. 1801173-PLAT / DRAWN BY: CC