



GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM, OF 1983, NO SCALE OR PROJECTION.
2. THE PURPOSE OF THIS PLAT IS TO CREATE FOURTEEN (14) LOTS FROM 3.461 ACRES OF LAND.
3. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE SHALL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	LOT BOUNDARY
[Symbol]	SECTION BOUNDARY
[Symbol]	ADJACENT PROPERTY
[Symbol]	EXISTING EASEMENT
[Symbol]	NEW EASEMENT
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	NEW RIGHT-OF-WAY
[Symbol]	EXISTING UTILITY
[Symbol]	NEW UTILITY
[Symbol]	EXISTING CURB
[Symbol]	NEW CURB
[Symbol]	EXISTING DRIVE
[Symbol]	NEW DRIVE
[Symbol]	EXISTING FENCE
[Symbol]	NEW FENCE
[Symbol]	EXISTING TREE
[Symbol]	NEW TREE
[Symbol]	EXISTING MONUMENT
[Symbol]	NEW MONUMENT
[Symbol]	EXISTING ROAD
[Symbol]	NEW ROAD
[Symbol]	EXISTING RAILROAD
[Symbol]	NEW RAILROAD
[Symbol]	EXISTING WATERWAY
[Symbol]	NEW WATERWAY
[Symbol]	EXISTING CANAL
[Symbol]	NEW CANAL
[Symbol]	EXISTING DRAINAGE
[Symbol]	NEW DRAINAGE
[Symbol]	EXISTING FLOODPLAIN
[Symbol]	NEW FLOODPLAIN
[Symbol]	EXISTING ZONING
[Symbol]	NEW ZONING
[Symbol]	EXISTING DISTRICT
[Symbol]	NEW DISTRICT
[Symbol]	EXISTING COUNTY
[Symbol]	NEW COUNTY
[Symbol]	EXISTING STATE
[Symbol]	NEW STATE
[Symbol]	EXISTING FEDERAL
[Symbol]	NEW FEDERAL

OWNERS' CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 Whereas Cameron Dee Sewell and William D. Sewell are the owners of tract of land called Tract 24 and Cameron Dee Sewell, Trustee of the William A. Sewell Revocable Trust, is the owner of a part of Tract 2, located in the SOLOMON DIXON SURVEY, ABSTRACT NO. 407, City of Dallas, Dallas County, Texas, being a part of Dallas City Block 8765, Tract 24 being described in deed to Cameron Dee Sewell and William D. Sewell, recorded in Instrument No. 201400254256, Official Public Records, Dallas County, Texas, and being a part of Tract 2 described in deed to Cameron Dee Sewell, Trustee of the William A. Sewell Revocable Trust, recorded in Volume 87053, Page 4616, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the South line of Rytle Road, a 60' wide public right-of-way, with the East line of Haymarket Road, a 60' wide public right-of-way;

THENCE North 89°07'35" East, along said South line, a distance of 196.72' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SEWELL RANCHO, BLOCK 18765, RP/S 5310" set at the interior el corner of said Tract 2, same being the Southeast corner of a tract of land described in deed to Jorge Sanchez and Carolina Trujillo, recorded in Instrument No. 201400092828, Official Public Records, Dallas County, Texas;

THENCE South 00°16'18" West, passing through said Tract 2, a distance of 178.88' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SEWELL RANCHO, BLOCK 18765, RP/S 5310" set for corner in the North line of Sewell Circle, a 60' wide public right-of-way, same being the South line of said Tract 2;

THENCE South 88°53'34" West, along said North line, a distance of 624.76' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SEWELL RANCHO, BLOCK 18765, RP/S 5310" set for corner in the said East line of Haymarket Road;

THENCE North, along said East line, a distance of 379.86' to the PLACE OF BEGINNING and containing 3.461 acres of land.

SURVEYORS' CERTIFICATE

I, John S. Turner, 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 Government Code, Chapter 212, further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 31A-8-617 (a)(1)(C)(i) & (e), and that the digital drawing of the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

PRELIMINARY, RELEASED 2-20-2018 FOR REVIEW PURPOSES ONLY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 John S. Turner
 Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, R.P., S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, _____, 2018.

Notary Public in and for the State of Texas

OWNERS' DEDICATION

That Cameron Dee Sewell, individually and as Trustee of the William A. Sewell Revocable Trust and William D. Sewell, do hereby dedicate, in fee simple, to the public use, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use, (over) any streets, alleys, and floodway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 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 reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and deep remove 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 _____, 2018.

Cameron Dee Sewell, Individually as Owner
 Trustee of the William A. Sewell Revocable Trust
 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 William D. Sewell, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, _____, 2018.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

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 William D. Sewell, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, _____, 2018.

Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

PROPERTY ADDRESS: 10510 Sewell Circle, 10538 Rytle Road -
 Owner: Cameron Dee Sewell and William D. Sewell
 - 9813 F.M. 1389, Scary, TX 75159 -
 - 972-274-0001 -
 "A professional company operating in your best interest"

PRELIMINARY PLAT
SEWELL RANCHO
LOTS 1 THROUGH 14, BLOCK 1/8765

BEING 3.461 ACRES
 TRACT 24 AND PART OF TRACT 2, CITY BLOCK 8765
 BEING PART OF THE
 SOLOMON DIXON SURVEY, ABSTRACT NO. 407
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-127