

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, David M. Hargrove is the owner of a 0.235 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lot 5, Block D/1998, Alcott's Fitzhugh Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2, Page 154, Deed Records, Dallas County, Texas; said 0.235 acre tract being all of that tract conveyed to David M. Hargrove by General Warranty Deed recorded in Volume 2002123, Page 1804, Deed Records, Dallas County, Texas; said 0.235 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the south corner of said Lot 5, Block D/1998; said point also being at the intersection of the northwest right-of-way line of Alcott Street (45 feet wide) and the northeast right-of-way line of Lee Street (45 feet wide);

THENCE, North 69 degrees 14 minutes 24 seconds West, with said northeast right-of-way line, a distance of 127.23 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the west corner of said Lot 5, Block D/1998; said point also being the south corner of Lot 4, Block D/1998 of said Alcott's Fitzhugh Heights Addition;

THENCE, North 30 degrees 45 minutes 15 seconds East, leaving said northeast right-of-way line and with the common line of said Lots 4 and 5, Block D/1998, passing at a distance of 75.00 feet a point at the east corner of said Lot 4, Block D/1998; said point also being the southeast corner of a 10-foot alley; continuing, in all, a total distance of 105.49 feet (plat calls 106.00 feet) to a 1/2-inch iron pipe found at the north corner of said Lot 5, Block D/1998; said point also being the west corner of Lot 6, Block D/1998 of said Alcott's Fitzhugh Heights Addition;

THENCE, South 47 degrees 46 minutes 27 seconds East, leaving the southeast right-of-way line of said 10-foot alley and with the common line of said Lots 5 and 6, Block D/1998, a distance of 127.08 feet (plat calls 127.00 feet) to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the east corner of said Lot 5, Block D/1998; said point also being the south corner of said Lot 6, Block D/1998; said point also being on the said northwest right-of-way line of Alcott Street;

THENCE, South 30 degrees 00 minutes 00 seconds West, with said northwest right-of-way line, a distance of 58.15 feet (plat calls 58.00 feet) to the POINT OF BEGINNING;

CONTAINING, 10,220 square feet or 0.235 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, DAVID M. HARGROVE acting by and through it's duly authorized agent, Carl Anderson does hereby adopt this plat, designating the herein described property as **ALCOTT LEE 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 roadway management areas shown thereon. The easements 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 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 _____, 2016.

David M. Hargrove
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared DAVID M. HARGROVE, 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 stated, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

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 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 _____, 2016.

**RELEASED 2/8/2016 - 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 _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the northeast right-of-way line of Alcott Street assumed bearing South 30 degrees 00 minutes 00 seconds West, as shown on the plat or Alcott's Fitzhugh Heights Addition, recorded in Volume 2, Page 154, Deed Records, Dallas County, Texas.

2. Lot-to-lot drainage will not be allowed without Engineering Section approval.

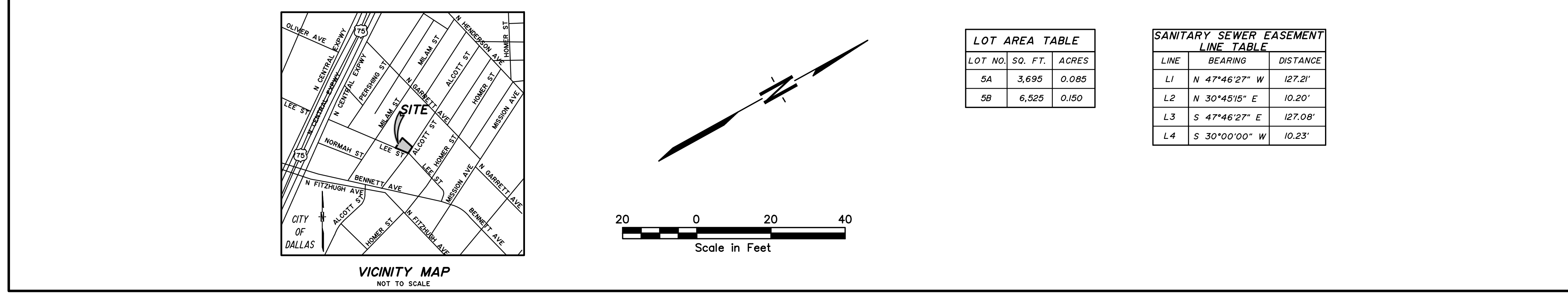
3. Purpose of this Plat: To create two lots out of one lot.

4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

5. Existing buildings to be removed.

LEGEND

PROPERTY LINE
ADJOINER 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



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
5A	3,695	0.085
5B	6,525	0.150

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°46'27" W	127.21'
L2	N 30°45'15" E	10.20'
L3	S 47°46'27" E	127.08'
L4	S 30°00'00" W	10.23'

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

OWNER:
DAVID M. HARGROVE
5208 MILAM STREET
DALLAS, TEXAS 75206
Phone: 214-823-3885

**BEING A REPLAT OF ALL OF
LOT 5, BLOCK D/1998
ALCOTT'S FITZHUGH HEIGHTS ADDITION
AN ADDITION TO THE CITY OF DALLAS
V. 2, P. 154, M.R.D.C.T.**

**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-117**

Gonzalez & Schneeberg
engineers ■ surveyors

660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax: (972) 516-8901

SCALE 1" = 20'
DATE FEBRUARY, 2016
PROJ. NO. 6462-15-12-05
DWG. NO. 6462preplat