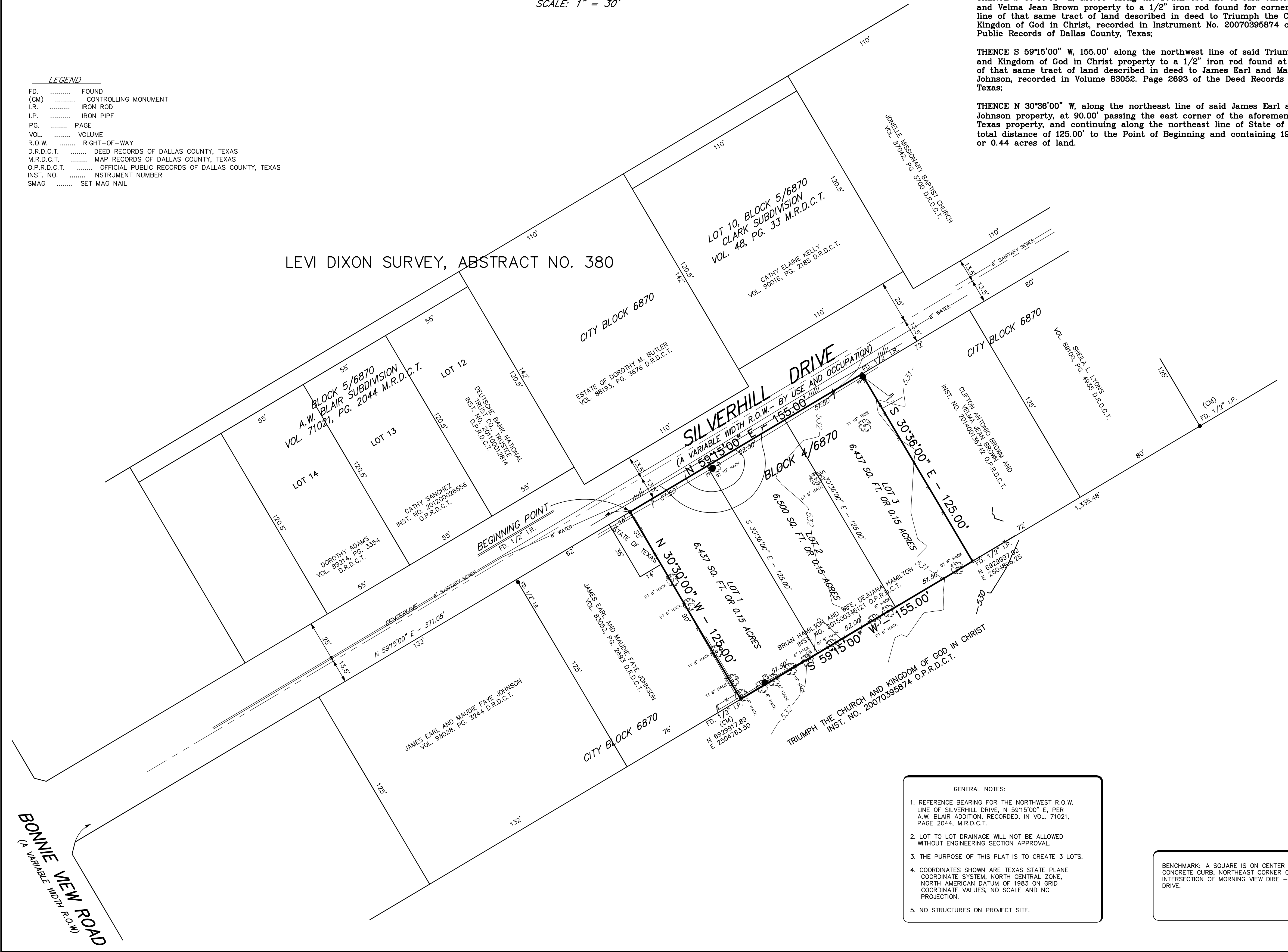


LEGEND

FD.	.....	FOUND
(CM)	.....	CONTROLLING MONUMENT
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
PG.	.....	PAGE
VOL.	.....	VOLUME
R.O.W.	.....	RIGHT-OF-WAY
D.R.D.C.T.	.....	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	.....	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	.....	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	.....	INSTRUMENT NUMBER
SMAG	.....	SET MAG NAIL

LEVI DIXON SURVEY, ABSTRACT NO. 380



BONNIE VIEW ROAD
(A VARIABLE WIDTH R.O.W.)

- GENERAL NOTES:**
1. REFERENCE BEARING FOR THE NORTHWEST R.O.W. LINE OF SILVERHILL DRIVE, N 59°15'00" E, PER A.W. BLAIR ADDITION, RECORDED, IN VOL. 71021, PAGE 2044, M.R.D.C.T.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. NO STRUCTURES ON PROJECT SITE.

BENCHMARK: A SQUARE IS ON CENTER OF RADIUS CONCRETE CURB, NORTHEAST CORNER OF INTERSECTION OF MORNING VIEW DIRE - BARABAS DRIVE.
ELEV. 477.95

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHERE Brian O'neal and Dejuana Hamilton are the owners of all that certain lot, tract or parcel of land in Block 8870 of the City of Dallas, Dallas County, Texas, and being situated in the Levi Dixon Survey, Abstract No. 380, and being all of that same tract of land described in Warranty Deed to Brian O'neal Hamilton and wife, Dejuana Hamilton, recorded in Instrument No. 201500345121 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING A 1/2" iron rod found for corner in the southeast right-of-way line of Silver Hill Drive (a variable width right-of-way) at the north corner of State of Texas property (recording data unavailable) and being N 59°15'00" E, 371.05' from the present intersection of the northeast right-of-way line of Bonnie View Road (a variable width right-of-way) with the southeast line of Silver Hill Drive;

THENCE N 59°15'00" E, 155.00' along the southeast line of Silver Hill Drive to a 1/2" iron rod found at the west corner of that same tract of land described in deed to Clifton Antonio Brown and Velma Jean Brown, recorded in Instrument No. 201400136742 of the Official Public Records of Dallas County, Texas;

THENCE S 30°36'00" E, 125.00' along the southwest line of said Clifton Antonio Brown and Velma Jean Brown property to a 1/2" iron rod found for corner in the northwest line of that same tract of land described in deed to Triumph the Church and Kingdom of God in Christ, recorded in Instrument No. 20070395874 of the Official Public Records of Dallas County, Texas;

THENCE S 59°15'00" W, 155.00' along the northwest line of said Triumph the Church and Kingdom of God in Christ property to a 1/2" iron rod found at the east corner of that same tract of land described in deed to James Earl and Maudie Faye Johnson, recorded in Volume 83052, Page 2693 of the Deed Records of Dallas County, Texas;

THENCE N 30°36'00" W, along the northeast line of said James Earl and Maudie Faye Johnson property, at 90.00' passing the east corner of the aforementioned State of Texas property, and continuing along the northeast line of State of Texas property, a total distance of 125.00' to the Point of Beginning and containing 19,375 square feet or 0.44 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRIAN O'NEAL & DEJUANA HAMILTON, doe hereby adopt this plat, designating the herein described property as **HAMILTON SILVERHILL 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 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2016.

BRIAN O'NEAL HAMILTON, Owner DEJUANA HAMILTON, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Brian O'neal and Dejuana Hamilton, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas.

FINAL PLAT
HAMILTON SILVERHILL ADDITION
LOTS 1, 2 AND 3 BLOCK 4/6870

AN ADDITION OF A PARCEL OF LAND IN BLOCK 6870, SITUATED IN THE LEVI DIXON SURVEY SURVEY, ABSTRACT NO. 380, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-157

OWNER/DEVELOPER
BRIAN O'NEAL & DEJUANA HAMILTON
2102 SANDHURST DR.
MANSFIELD, TEXAS 76063
PH. 817-473-5053

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 disci@bcglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 1/26/16
JOB NO. 16002