



**LEGEND**  
 R.O.W. .... RIGHT-OF-WAY  
 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  
 REM. .... REMAINDER  
 (CM) .... CONTROLLING MONUMENT  
 FD. .... FOUND  
 I.R. .... IRON ROD  
 SQ. FT. .... SQUARE FEET

**NOTES:**  
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
 COUNTY OF DALLAS:

WHEREAS Alia Eed is the owner of the remainder of Lot 5, Block 2/5515 of AVALON ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 3, Page 366 of the Map Records of Dallas County, Texas, and being situated in the Charles G. Newton Survey, Abstract No. 1091, and being all of that same tract of land described in General Warranty Deed to Alia Eed, recorded in Instrument Number 201200020260 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the present intersection of the north right-of-way line of Colhurst Avenue (a 50' right-of-way) with the west right-of-way line of Preston Road (a 100' right-of-way); said point being the southeast corner of the remainder of Lot 5, Block 2/5515 of the said Avalon Addition and the beginning of a curve to the left having a central angle of 06°26'29" and a radius of 1,522.38' (Chord bearing N 79°46'54" W, 171.06')

THENCE around said curve and along the north line of Colhurst Avenue, a distance of 171.15' to a 1/2" iron rod found at the southeast corner of Lot 6, Block 2/1555 of Henry S. Miller Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 19, Page 323 of the Map Records of Dallas County, Texas;

THENCE N 00°41'26" E, 190.44' along the east line of said Lot 6 to a 1/2" iron rod found for corner in the south line of the remainder of Lot 4 of said Avalon Addition and the south line of that same tract of land described in deed to AAO, recorded in Instrument Number 201500203115 of the Official Public Records of Dallas County, Texas;

THENCE S 83°37'22" E, 165.44' along the common south line of said Lot 4 and the AAO property to 1/2" iron rod found for corner in the west line of Preston Road;

THENCE S 00°27'46" E, 202.40' along the west line of Preston Road to the Point of Beginning and containing 32,414 square feet or 0.74 acres of land.

**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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALIA EED, does hereby adopt this plat, designating the herein described property as EED 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.

ALIA EED, Owner

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Judith E. Horn, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas.

- GENERAL NOTES:**
- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 EXISTING LOT.
  - 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.
  - NO STRUCTURES EXIST ON SITE.

**PRELIMINARY PLAT  
 EED ADDITION**

LOTS 5A AND 5B, BLOCK 2/5515

A REPLAT OF THE REMAINDER OF LOT 5, BLOCK 2/5515 OF AVALON ADDITION, SITUATED IN THE CHARLES G. NEWTON SURVEY, ABSTRACT NO. 1091, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-183

DEVELOPER	OWNER
PARKS CONSTRUCTION P.O. BOX 886 CRANDALL, TX 75114 PH. 903-880-0116 email: parksconstruct@gmail.com	ALIA EED 627 CAMELIA DR. GLEN HEIGHTS, TX 75154

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	disci@bcglobal.net 214-321-0569	DATE: 3/10/16 JOB NO. 16025
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